Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 41,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August 1995

Notary Public

My Commission Expires: 11-22-97

BOOK 9786PG975

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ERIC PETERSON 1100 Pennock Avenue Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 351 Memphis, Tennessee 38101	MAP 82-3 PARCEL 290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND AND NO/100---------- ($ 41,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, J. JASON LITCHFORD, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ERIC PETERSON AND WIFE, FELECIA PETERSON AND RAYMOND A. PETERSON hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 26 on the Plan of Crutcher Brothers Subdivision of Part of The Lucy H. Lindsley Property in East Nashville of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to J. Jason Litchford by deed from Gary M. Lawrence, unmarried, of record in Book 8064, page 997, Register's Office for Davidson County, Tennessee.

C J LITCHFORD, spouse of J.Jason Litchford, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
95 SEP -7 AM 8:23

IDENTIF. & REFERENCE
00975 19

This is improved property known as 1100 Pennock Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Crutcher Brothers S/D of Lucy H. Lindsley Property of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of August, 19 95.

J. JASON LITCHFORD

C J LITCHFORD

1105 09/07 0101 03CHECK 160.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. JASON LITCHFORD and C J LITCHFORD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 1995.

My Commission Expires: November 22, 1997

Notary Public

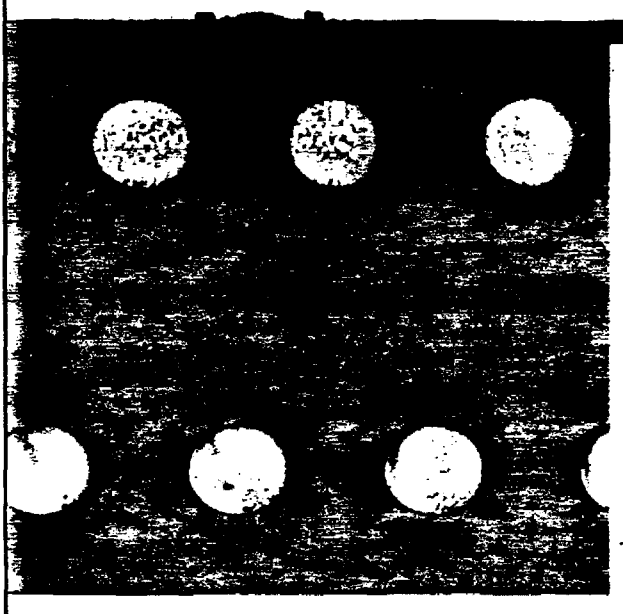
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

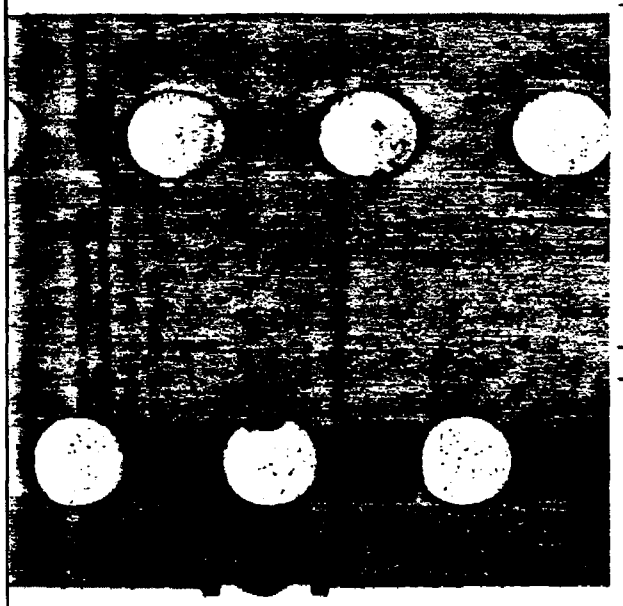
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9786 PG 977

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 41000.00	
			CON TX 151.70	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 160.70	
			CHECK 160.70	
09/07/95	01	08:24 0001 1105		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097519
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949999