THIS INSTRUMENT PREPARED BY: **George V. Crawford** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $72,000.00 Eric S. Peterson **AFFIANT** Subscribed and sworn to before me, this 19th day of September, 1995 Yolanda Hall Notary Public My Commission Expires: 11-25-95

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Eric S. Peterson 121 Hicks Road Nashville, TN 37205	SAME	142-15C-121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD R. PETERSON** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ERIC S. PETERSON** hereinafter called the Grantee, his heirs and assigns, a one half (1/2) undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 121, in Breckenridge, a Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45, as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee along with an undivided interest in the Common Elements as specified therein, and subject to all terms, covenants and conditions set forth in such Master Deed.

Being the same property conveyed to Ronald R. Peteron, Eric S. Peterson and Rose Randall by deed from Steve Hulen and wife, Janice D. Hulen and John R. Hulen and wife Jo Ann Hulen by deed of record in Book 6821, page 557, Register's Office for Davidson County, Tennessee. Rose Randall having since died and Ronald R. Peterson and Eric S. Peterson being her sole heirs at law, each holding now holding a one half (1/2) undivided interest in the subject property.

This conveyance is made subject to:

1. 1995 taxes paid by Grantor.

2. Master Deed establishing a Horizontal Property Regime of Brenkenridge Condominium, of record in Book 6808, page 45, and the By Laws appended thereto, as amended in Book 7020 page 848,, Register's Office for said County.

3. Storm Water Detention of record in Book 6409, page 354, Register' Office for said County.

This is not the usual place of residence of the Grantor.

This is improved property known as 121 Hicks Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and he covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind hiself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 19th day of September, 1995.

Ronald R Peterson

Ronald R. Peterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD R. PETERSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September, 1995.

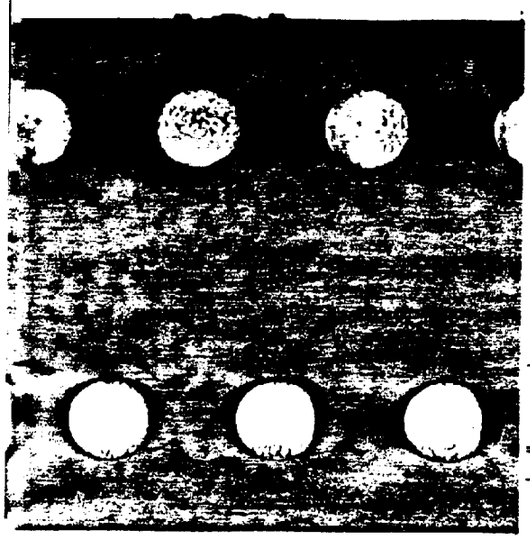
Notary Public

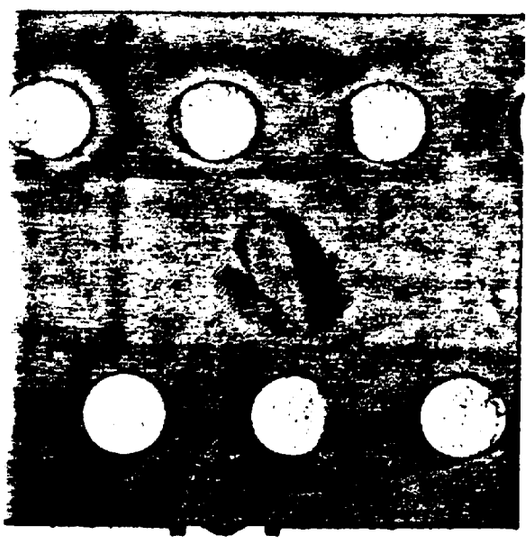
My Commission Expires: 11-25-95

95 SEP 20 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0102028
IDENTIF. ↑ REFERENCE

95.6 09/20 0101 03CHECK 275.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9500 PG 3

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

09/20/95 01 10:50 0001 6006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0102028
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 10: 50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.954844