BOOK 9818 PG 493 BOX 15

WARRANTY DEED

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,900.00

Tee Peacock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 1995

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	UNMAPPED PARCEL NUMBERS
Tee Peacock (NAME)	SAME (NAME)	MAP 81-16
904 Monroe Street (ADDRESS)	(ADDRESS)	PARCEL 183
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Citizens Bank of Massachusetts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tee Peacock and Temore Willis

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:

Land in Davidson County, Tennessee, being parts of Lots 138 and 139 on the plan of McGavock, Wetmore and Others First Addition to Nashville, called The Town of McGavock, of reocrd in Book 21, page 23, in the Register's Office for said County, described according to a survey by John B. Kohl, III, dated March 13, 1978, as follows:

Beginning at a point located 174.60 feet along the margin of Monroe Street from the intersection of the northwesterly margin of Monroe Street, formerly Ophelia Avenue, and the Northeasterly margin of 10th Avenue North, formerly Polk Street; thence with the margin of a 16 foot alley, westwardly 166 feet to a point described in previous conveyance as the easterly margin of a 10 foot alley; thence southwardly 50 feet;thence eastwardly 137 feet, more or less, to a point in the northwesterly margin of Monroe Street located 116. 4 feet from the hereinbefore mentioned intersection; thence with the margin of said street, 58.2 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by deed from William P. Dougan, as Substitute Trustee of record in Book 8350, page 34, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed from Federal National Mortgage Association to Citizens Bank of Massachusetts of reocrd in Book 9818, page 497, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

By, through, and under, but not otherwise the following limitation of warrantees shall be deemed superior and override any otheres contained herein:

Warantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantors.

unimproved ( )
This is improved (X) property, known as 904 Monroe Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons 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 my hand this 8 day of SEPTEMBER 1995

Citizens Bank of Massachusetts
By: Deborah A. Marvin
Vice President

CITIZENS BANK OF MASSACHUSETTS

BOOK 15

STATE OF TENNESSEE
COUNTY OF

BOOK 9818 PG 500

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF RHODE ISLAND
COUNTY OF EAST PROVIDENCE

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared DEBORAH A. MANCINI and _____ with whom I am personally acquainted and who upon HER oath(s) acknowledged HERself to be the ASSISTANT VICE PRES and _____ respectively of the Citizens Bank the within named bargainor, and corporation, and that She as such ASSISTANT VICE PRES. 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 DEBORAH A. MANCINI as such ASST. V. PRES, and attesting the same by the said DEBORAH A. MANCINI as such ASST. V. PRES.

Witness my hand and official seal at office at East Providence, Rhode Island on this the 8 day of SEPTEMBER 19 95.

My commission expires 8/2/97

Charles Boucher
Notary Public
CHARLES BOUCHER

95 OCT -4 PM 3:32

0108778

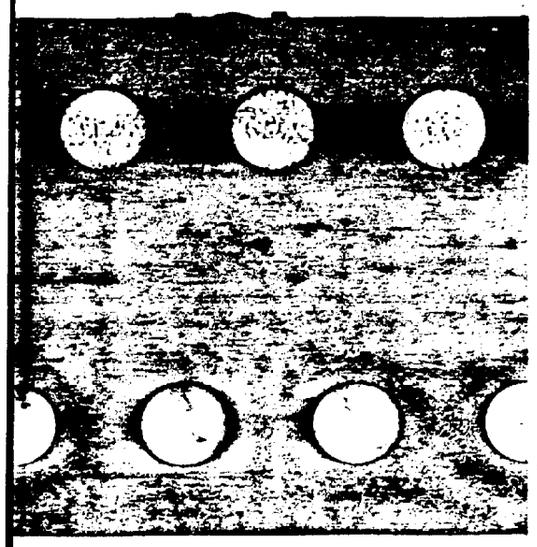
IDENTIFICATION REFERENCE

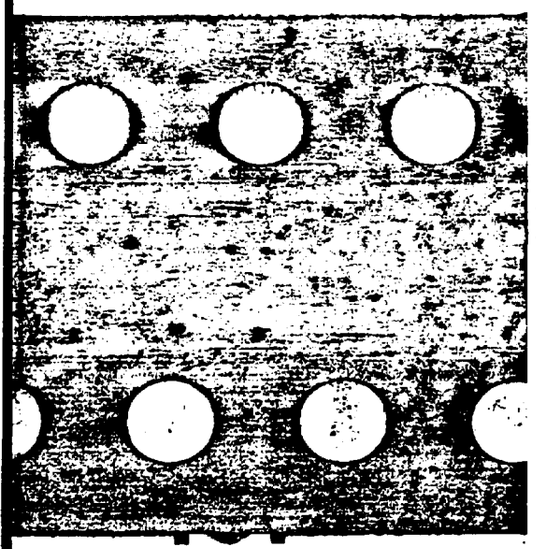
Warranty Deed from Citizens Bank, to Tee Peacock and Temore Willis.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

3104 13/04 0101 03CHECK

38.23





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9818 PG 501

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	7900.00
CON TX	29.23
PRFEE	1.00
WDEED	8.00
TOTAL	38.23
CHECK	38.23

10/04/95 01 15:34 0001 3104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108778
IDENTIF. # REFERENCE

95 OCT -4 PM 3:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 961886