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 $ 62,500.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 1995

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHRISTL PEACOCK 2210 11th Avenue, South Nashville, Tennessee 37204	SOUTHEASTERN MORTGAGE 565 Marriott Drive Suite 250 Nashville, Tennessee 37214	MAP 105-13 PARCEL 237

WARRANTY DEED BOOK 9862 PG 270

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND FIVE HUNDRED AND NO/100-- ---------- ($ 62,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , KENNETH WALLACE, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CHRISTL PEACOCK, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Plan of Duckworth's Addition to Nashville of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 50.0 feet on the easterly margin of 11th Avenue, South (formerly Berlie Avenue) and extends back between parallel lines a distance of 80.0 feet to an alley in the rear.

BEING the same property conveyed to Kenneth Wallace by deed from DJM Enterprises, a partnership composed of Joel W. Solomon, Jr. and Mark Deutschmann, of record in Book 9258, page 357, Register's Office for Davidson County, Tennessee.

95 NOV 17 AM 8:44
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0123872

This is improved property known as 2210 11th Avenue, South, Nashville, Tennessee 37204

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ 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 Duckworth's Addition to Nashville of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of November, 19 95.

KENNETH WALLACE

BOOK 9862 PG 271

MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 KENNETH WALLACE, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

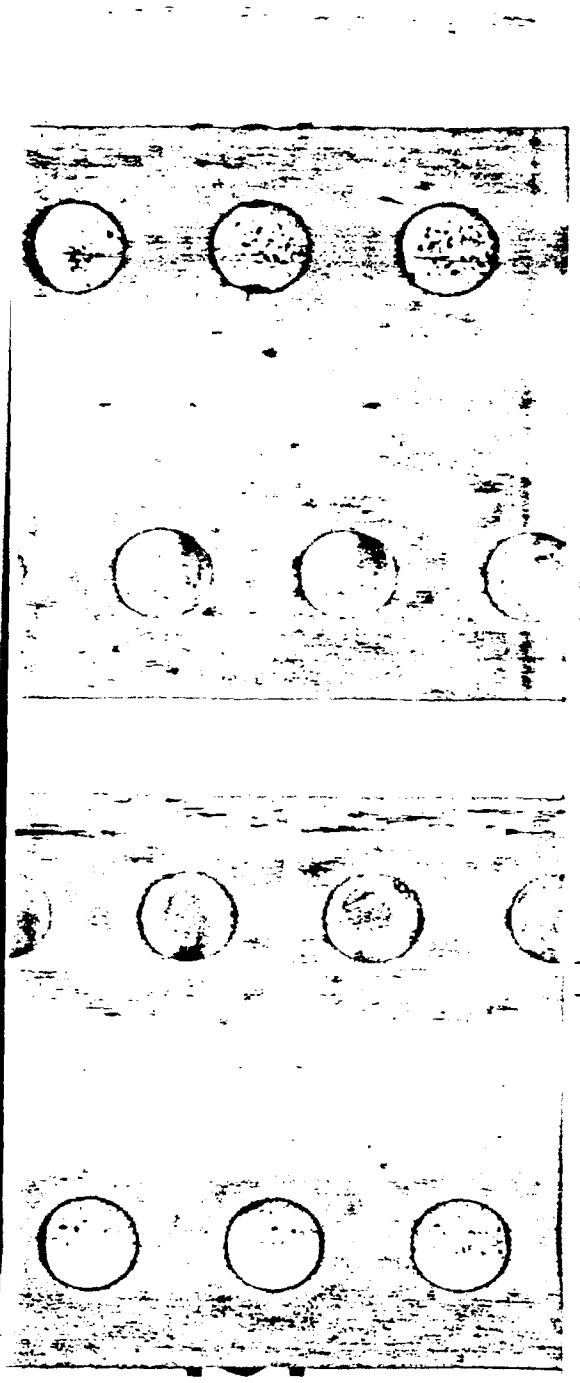
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

9353 11/17 0101 03CHECK 240.25



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9862 PG 272

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

11/17/95 01 08:43 0001 9353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123872
IDENTIF. & REFERENCE

95 NOV 17 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977906