0157267

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37359
Dav. Co. File: Box 8

96 MAR -6 AM 10: 35

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9970 PG 214

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William F. Peter Jeanne A. Peter 838 Rodney Drive Nashville, Tennessee 37205	First Trust Mortgage 5111 Maryland Way, Ste 206 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 115-09-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra R. Krantz and spouse, Sanford B. Krantz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William F. Peter and spouse, Jeanne A. Peter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of West Meade Hills, Section IV, of record in Plat Book 3300, Page 46 Register's Office for said County.

SAID Lot No. 117 fronts 132.8 feet on the easterly margin of Rodney Drive and extends back 510.1 feet on the northerly line and 541.50 feet on the southerly line to a dead line in the rear, measuring 76 feet thereon.

BEING the same property conveyed to Sanford B. Krantz and spouse, Sandra R. Krantz by deed from Andrew J. Peters and spouse, Joan B. Peters of record in Book 4424, Page 619, Register's Office for said County. Sanford B. Krantz has since conveyed his interest in the subject property to Sandra R. Krantz by Quitclaim Deed of record in Book 8392, Page 287, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Sanford B. Krantz, spouse of Sandra R. Krantz, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This is improved property, known as: 838 Rodney Drive, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of March, 1996.

Sandra R. Krantz

Sanford B. Krantz

BOOK 9970 PG 215

State of Tennessee
County of Davidson

On this 1st day of March, 1996, before me the undersigned authority, personally appeared **Sandra R. Krantz and Sanford B. Krantz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185000.00

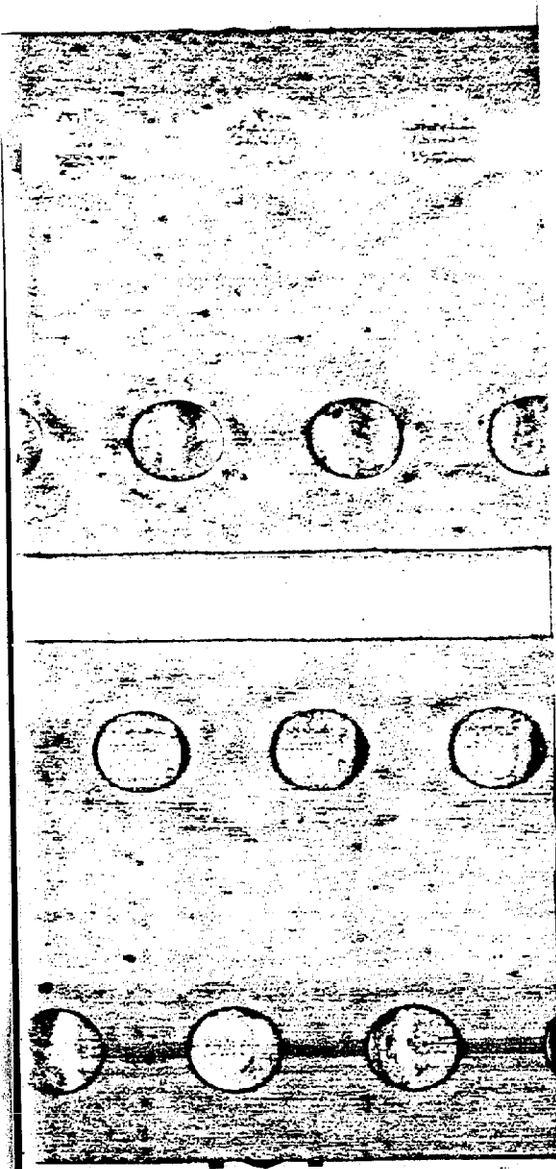
Affiant

Sworn and subscribed before me on the 1st day of March, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

5351 03/06 0101 03CHECK 693-



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

RECEIVED OF _____

FOR _____

BOOK 9970 PG 216

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	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	693.50
			CHECK	693.50
03/06/96	01		10:39 0001	5351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157267
IDENTIF. # REFERENCE

96 MAR -6 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013464