FILE BOX 45

WARRANTY DEED

BOOK 10013 PG 996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte G. Thomason	Boatmen's National Mortgage,	MAP 108-4
(NAME)	(NAME)	
868 Norwalk Drive	4041 Knight Arnold Road	PARCEL 117
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38118	03D89900
(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, Russell L. Peace and wife, Jan W. Peace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monte G. Thomason and wife, Michele D. Thomason

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. 60B, Zone Lot Division, Lots Nos. 60, 61, 62, Section 2, Larchwood, of record in Plat Book 5800, Page 266, amending Plat Book 5200, Page 57, 58, 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Russell L. Peace and wife, Jan W. Peace by deed from Charles William Trent and wife, Jalana Hughes Trent, of record in Book 8959, Page 124, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6137, Page 478, Book 6138, Page 808, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 868 Norwalk Drive, Nashville, TN 37214
(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 our hand S this 28th day of March, 19 96

Russell L. Peace
Russell L. Peace

Jan W. Peace
Jan W. Peace

BOOK 10013 PG 997

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 Russell L. Peace and wife, Jan W. Peace

the bargainor S 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 at Nashville, Tennessee, this 28th day of March, 1997.

Commission expires 5-24-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

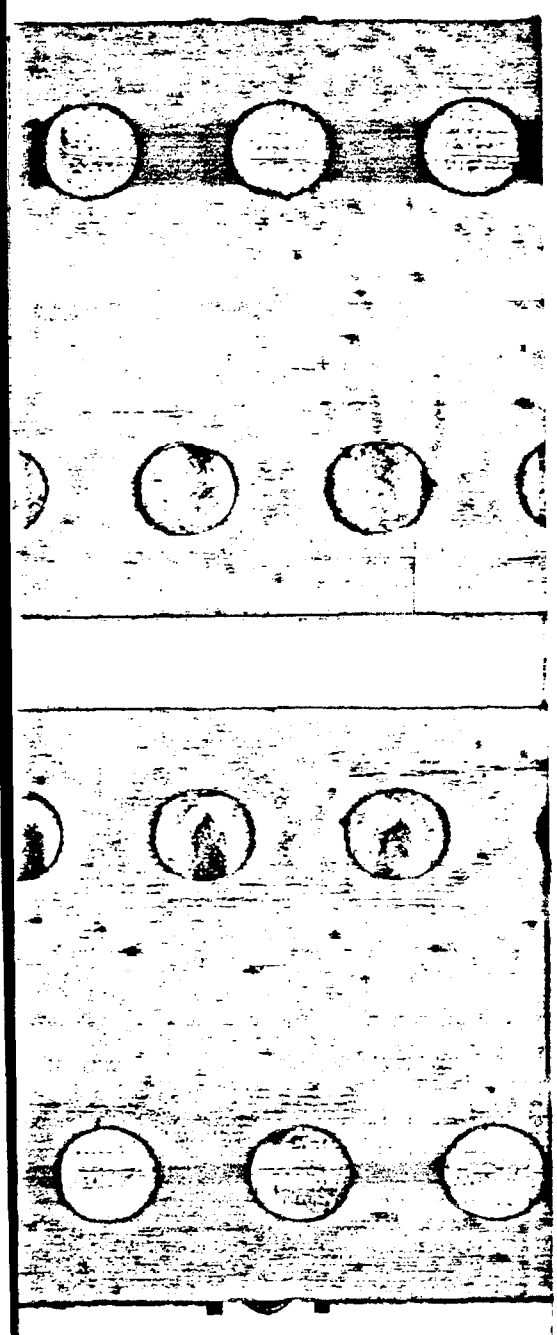
Notary Public

01708812
IDENTIF. ↑ REFERENCE

96 APR 12 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

96-6 04/12 0101 03CHECK 264.30



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

RECEIVED OF _____

FOR _____

BOOK 10013 PG 998

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

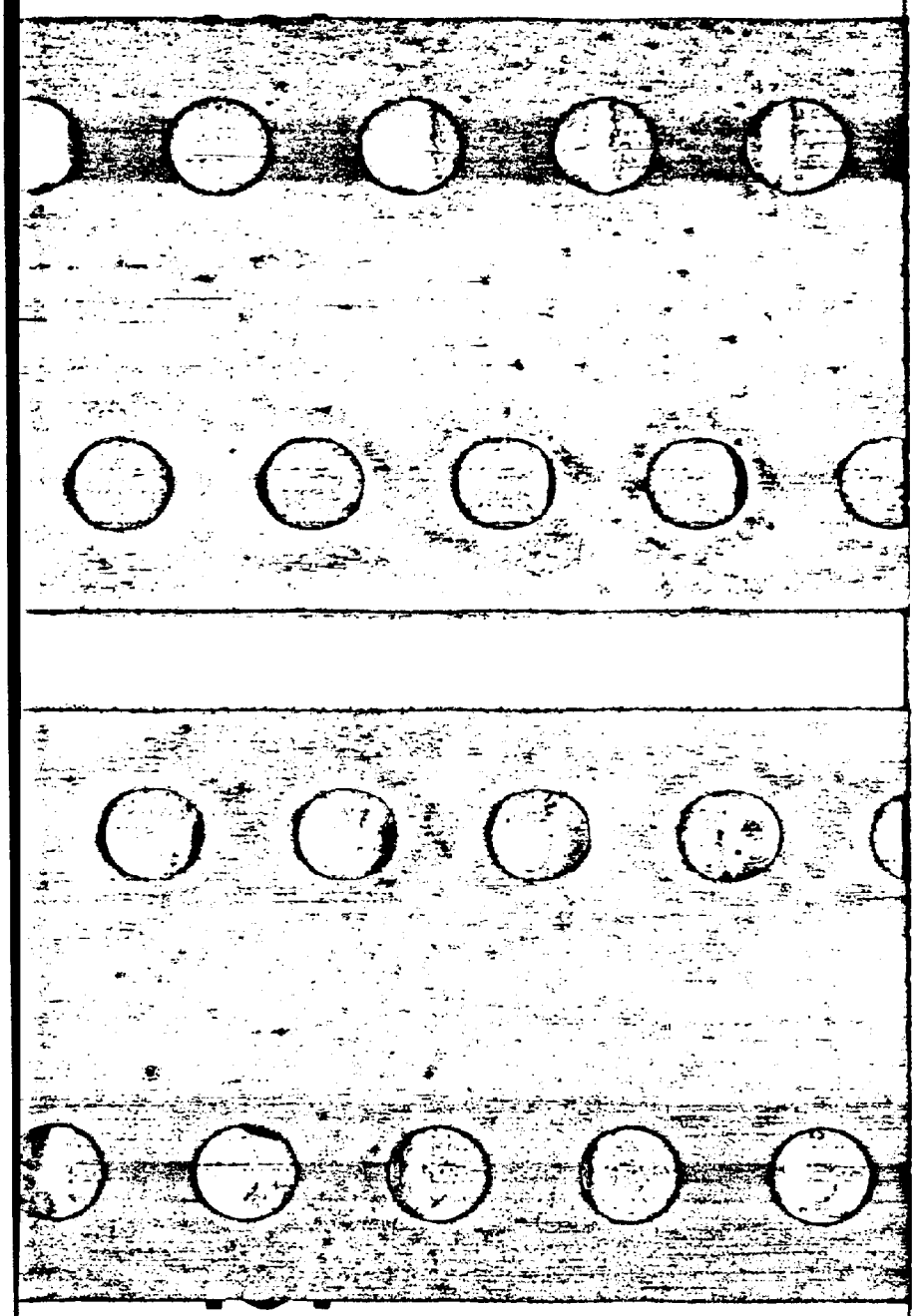
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	69000.00
			CON TX	255.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	264.30
			CHECK	264.30
04/12/96	01		14:02 0001	9916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170812
IDENTIF. ↑ REFERENCE

96 APR 12 PM 2:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1027879



4-10-96

Void

BOOK 10013 PG 999