BOOK 10099 PG 781

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Affiant

Sworn to and subscribed before me this 24 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

96 JUN 26 PM 2:30
DAVIDSON COUNTY, TN.
REGISTER
PICK-UP

0196945
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Wilson Enterprises, Inc. 302 42nd Ave. N., Ste 200 Nashville, Tn 37209	Same	Map 91-8 Par. 212

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine M. Peeler, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Wilson Enterprises, Inc., hereinafter called Grantee, its heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 9 and 10, Block 2, on the Map of East Extension of Plan No. 1, West Nashville, as of record in Book 421, page 1, Register's Office for said County.

Said Lots Nos. 9 and 10 adjoin and front together 50 feet on the southerly side of Michigan Avenue and run back between parallel lines, 150 feet more or less, to an alley.

Being the same property conveyed to Katherine M. Peeler, unmarried, by deed from The Union Acceptance Corporation, of record in Book 2861, page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as 4603 Michigan Avenue, Nashville, Tn 37209.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and

forever defend the title to the said land to the said Grantee, its 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 24 day of June, 1996.

KATHERINE M. PEELER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

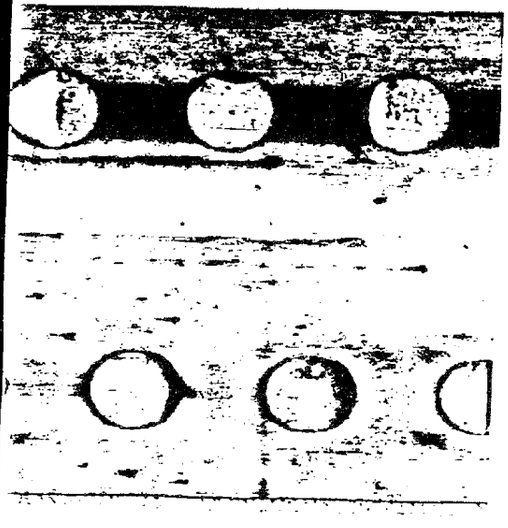
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Katherine M. Peeler, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

3053 06/25 2101 03CHECK 101.50



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

RECEIVED OF _____

FOR _____

BOOK 10099 PG 783

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

06/26/96 01 14:37 0001 8053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196945
IDENTIF. & REFERENCE

95 JUN 26 PM 2:31
REGISTER
DAVIDSON COUNTY, TN.

No. 1055812