BOOK 10133 PG 154

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $82,900.00 Janice Pieroni **AFFIANT** Subscribed and sworn to before me, this 18th July, 1996. Ruth M. Foran Notary Public Ruth M. Foran My Commission Expires: July 12, 199

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number**
Janice Pieroni 121 Hicks Road Nashville, TN 37221	Southeast Mortgage of TN, Inc. 565 Marriott Drive, Suite 250 Nashville, TN 37214	142-15C-121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC S. PETERSON AND WIFE, JOYCE PETERSON** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JANICE PIERONI**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No 121, Breckenridge, a Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45, along with an undivided interest in the Common Elements as specified therein, and subject to all terms, covenants and conditions set forth in such Master Deed.

Being the same property conveyed to Eric S. Peterson by deed from Ronald R. Peterson of record in Book 9800, page 1, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6808, page 45, Register's Office for said County.

The said Joyce Peterson joins in this instrument to convey any marital interest she may have.

This is improved property known as 121 Hicks Road, Nashville, Tennessee 37221.

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; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 hands this 18th day of July, 1996.

Eric S. Peterson

Joyce Peterson

FOR REFERENCE
JUL 24 AM 10:03
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC S. PETERSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 1996.

Notary Public
Ruth M. Foran

My Commission Expires: July 12, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

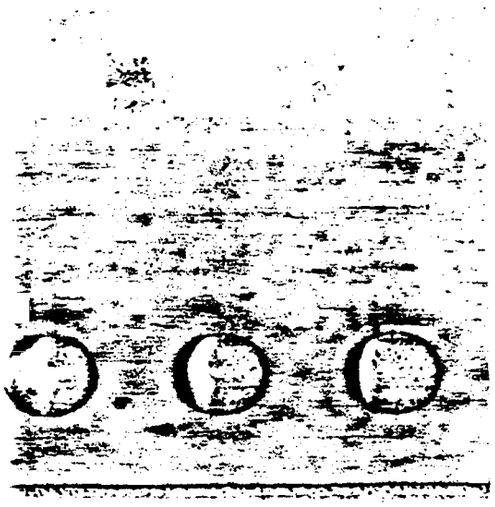
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOYCE PETERSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

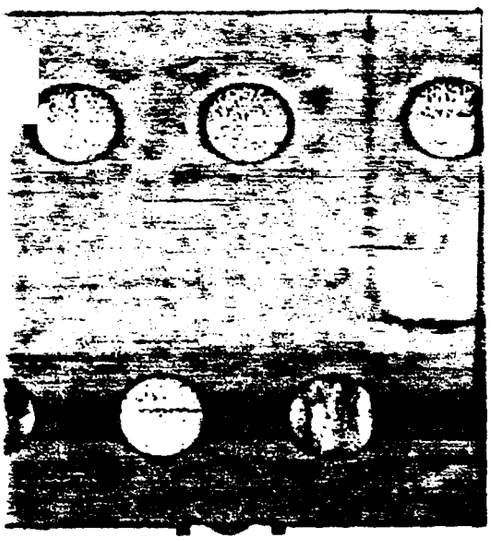
WITNESS my hand, at office, this 18th day of July, 1996.

Notary Public
Ruth M. Foran

My Commission Expires: July 12, 1999

3542 07/24 01:01 03CHECK 315.73





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

RECEIVED OF _____

FOR _____

BOOK 10130 PG 156

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 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

07/24/96 01 10:13 0001 8542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206636
IDENTIFICATION REFERENCE

96 JUL 24 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066169