BOOK 10174 PG 881

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,430.22

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 212, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert G. Petersen (NAME)	SAME AS NEW OWNER (NAME)	MAP 84-1
P.O.BOX 726 (ADDRESS)	(ADDRESS)	PARCEL 124
GOODLETTSVILLE, TN 37070 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15DA-50470

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, The Heirs at Law of The Estate of Larry J. Denning, Andrea Denning Held, Medea Denning Booker and Pamela K. Denning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert G. Petersen and wife, Lois M. Petersen

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. 1 on the Plan of Rose Estates, Section I, of record in Book 3600, Page 37, Register's Office for said County.

SAID Lot No. 1 fronts 82.46 feet on the easterly margin of Rosebank Avenue and extends back 267.73 feet on its broken northerly line and 243.18 feet on its southerly line to a line in the rear on which it measures 39.34 feet.

Being the same property conveyed to Larry J. Denning by deed from Ramona M. Bagsby and husband Barton K. Bagsby, of record in Book 8785, Page 52, Register's Office for said County.
Larry J. Denning having since died intestate, leaving his Heirs at Law, Andrea Denning Held, Medea Denning Booker and Pamela K. Denning.
Pamela Denning executes this instrument as Attorney In Fact for Andrea Held and Medea Booker pursuant to Power of Attorney's recorded simultaneously herewith.

It is hereby agreed and understood that the within named Grantees does hereby agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $77,800.00 payable to Ray Massa, and secured by a Deed of Trust of record in Book 8785, Page 55, Register's Office for said County, to which reference is here made for complete terms and conditions thereof;

Pamela Denning executes this instrument as Attorney in Fact for Andrea Denning Held and Medea Denning Booker pursuant to the Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1217 Rosebank Avenue, Nashville, TN 37206
(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 19th day of August 19 96

Andrea Denning Held

By: Medea Denning Booker
Pamela Denning, Attorney-in-fact

By: Pamela K Denning
Pamela Denning, Attorney-in-fact

Pamela K. Denning

First Data Systems, Inc. 1-800-626-5427

BOOK 10174 PG 882

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 Pamela K. Denning

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 at Goodlettsville, Tennessee, this 19th day of August 1996.

Commission expires 11-27-99

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pamela K. Denning, to me known to be the person who executed the foregoing instrument in behalf of Andrea Denning Held, Medea * and acknowledged that she executed the same as the free act and deed of the said Andrea Denning Held and Medea Denning Booker.

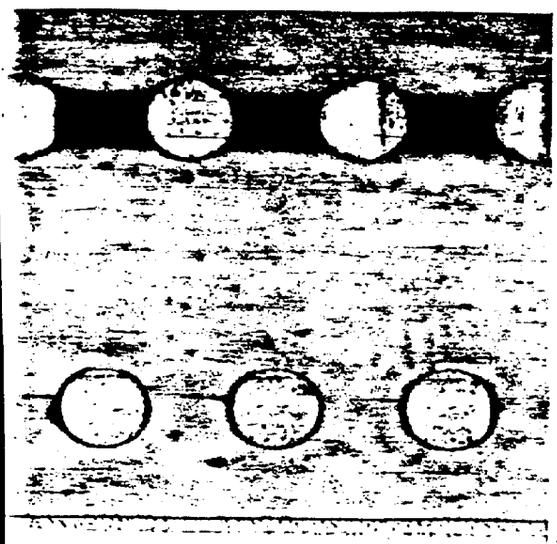
Witness my hand and seal at Goodlettsville, Tennessee, this the 19th day of August, 1996.

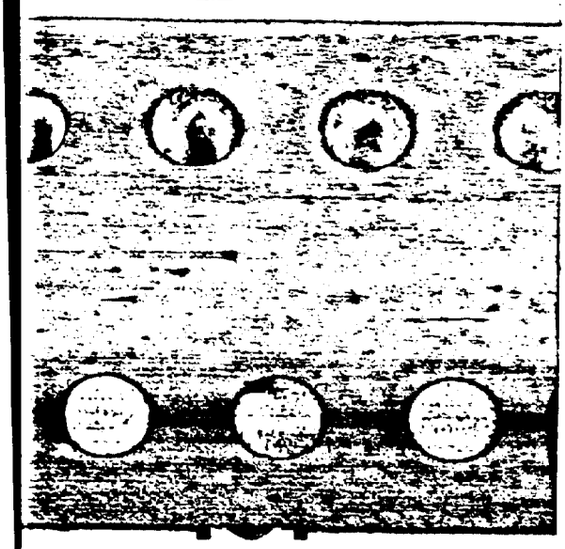
Commission expires: 11-27-99

Notary Public

*Denning Booker

0220403
IDENTIF. ↑ REFERENCE
96 SEP -3 AM11:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
3307 09/03 0101 03CHECK 325.10





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

RECEIVED OF _____

FOR _____

BOOK 10174 PG 883

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	85430.00
			CON TX	316.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	325.10
			CHECK	325.10
09/03/96	01		11:28 0001	3307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220403
IDENTIF. ↑ REFERENCE

96 SEP -3 AM 11:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3

No. 1025816