268 3

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Peter S.R. Harmer, Jr. [P.O. Box 5074 [Nashville TN 37208 [	[NEW OWNER]	Map 082-040 Parcel 255.00
[This instrument prepared by: Robert J. Notestine III, Attorney [104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Steven P. Jeffords (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Peter S.R. Harmer, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract #1:

Being Lot No. 9 on the Plan of Carter Lane Place of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and detailed description.

Tract #2:

Being Lot No. 8 on the Map of Carter Lane Place, as of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 68.5 feet on the northerly side of Granada formerly, Carter, Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Steven P. Jeffords by Warranty Deed from Wilson Enterprises, Inc., a Tennessee corporation of record in Book 10078, Page 252, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 881 & 883 Granada Avenue, Nashville, Tennessee 37206.

0228658
IDENTIF. ↑ REFERENCE

96 SEP 24 PM 1:44
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $40,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[19th day of September, 1996.
[
[Notary Public
[My Commission Expires 1-24-98
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of September, 1996.

STEVEN P. JEFFORDS

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

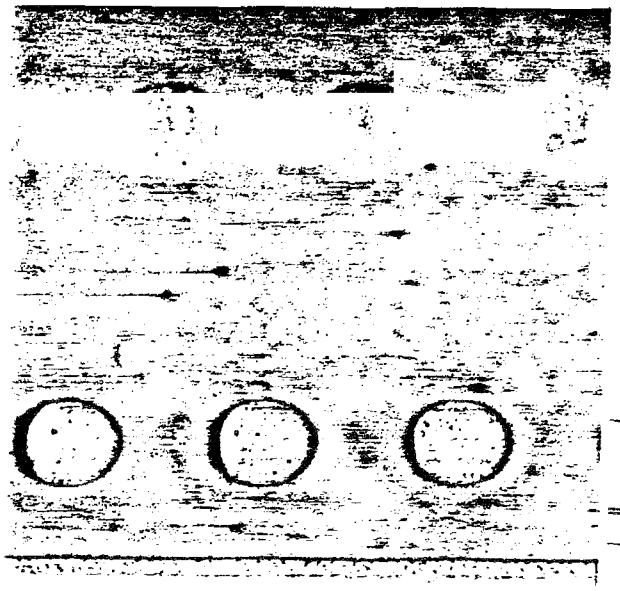
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven P. Jeffords**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

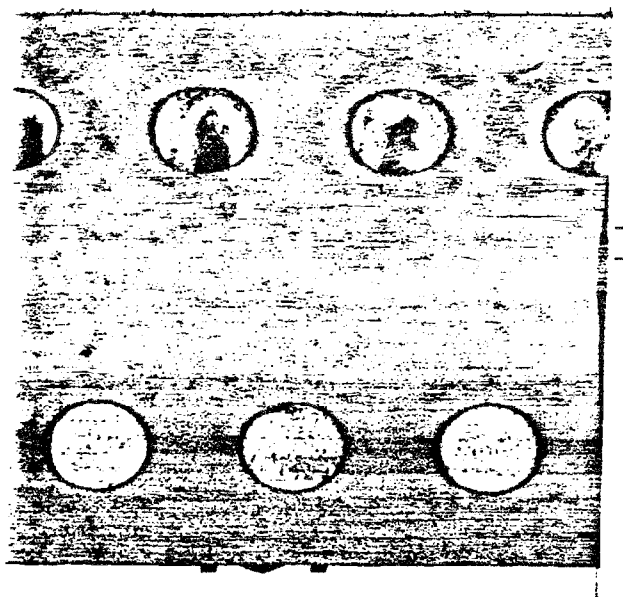
WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

96 09/24 0101 03CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 10201 PG 136

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	157.00
			CHECK	157.00
09/24/96	01		13:48 0001	2136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

S

0228658
IDENTIF. ↑ REFERENCE

96 SEP 24 PM 1:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034543