Box 44

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAUREEN PETERSON, married** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto STEVEN C. HEBERT and wife, PATRICIA R. HEBERT hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of resubdivision of Lots 96, 97 and 98 into Lots 96 and 97, Otter Wood, Section Two Revised, of record in Book 7900, page 61, Register's Office for said County together with, as an appurtenance thereto, a 20 foot joint ingress and egress easement along the southerly portion of the broken sooutheasterly line of Lot 97 on said plan.

Said Lot No. 96 fronts 294.01 feet on the northeasterly margin of Breckenridge and extends back 297.82 feet ont he broken northwesterly line and 279.03 feet on the southeasterly line to a dead line in the rear, measuring 367.14 feet thereon.

BEING the same property conveyed to Maureen Peterson by deeds of record in Book 8404, page 987 and Book 8984, page 91, Register's Office for Davidson County, Tennessee.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483; By-Laws for Homeowners Association of record in Book 7260, page 505; and all matters as shown on the recorded plat.

THE said Donald K. Peterson joins in the execution of this instrument for the purpose of conveying any interest he may have by reason of marital status.

This is improved property known as: 11 Breckenridge, Nashville, TN 37215

TO HAVE AND TO HOLD the same 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 and 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 hands this 30th day of August, 1996

Maureen Peterson

Maureen Peterson

Donald K. Peterson

Donald K. Peterson

1750 10/18 0101 03CHECK 2932.00

STATE OF New Jersey

COUNTY OF Union

On this 30th day of August, 1996, before me personally appeared Maureen Peterson and husband, Donald K. Peterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Janice Mitchell

NOTARY PUBLIC

My Commission Expires:

April 2, 1997

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 790,000.00.

Affiant

Subscribed and sworn to before me this 18th day of October 1996

Notary Public

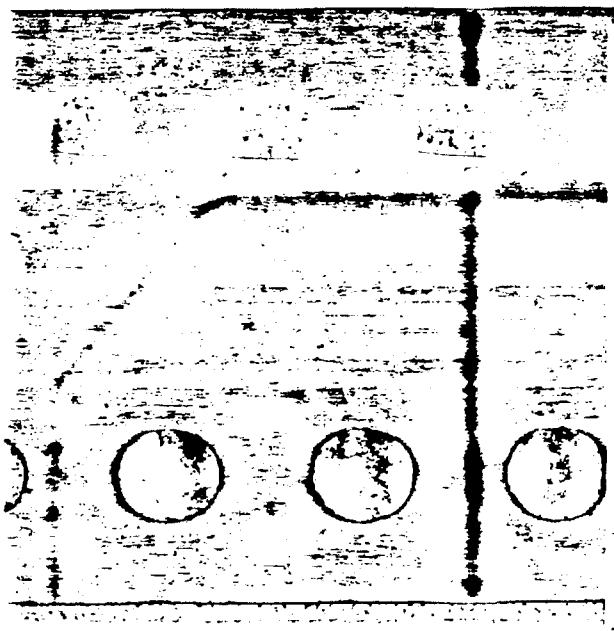
My Commission Expires: 5/30/99

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Steven C. Hebert et ux Patricia R. Hebert 11 Breckenridge Nashville, TN 37215	SAME	Map 158-4 Group A Parcel 89

0237735
IDENTIF. & REFERENCE

96 OCT 18 PM 4:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

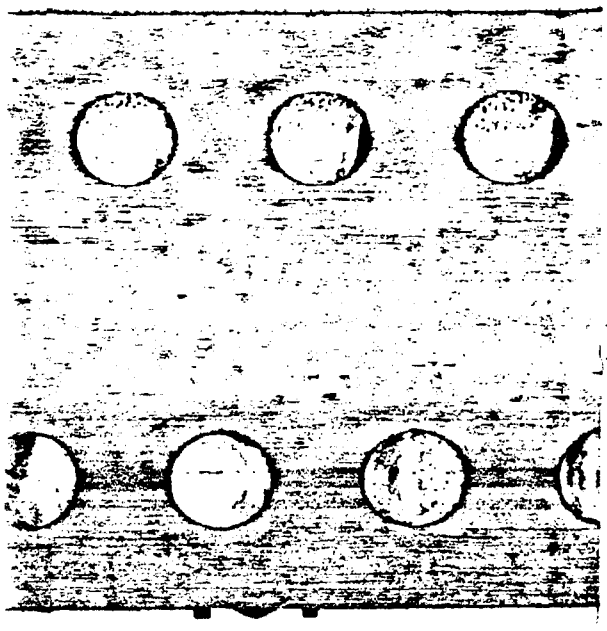
BOOK 10230 PG 342

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
790000.00
CON TX 2923.00
PRFEE 1.00
WDEED 8.00
TOTAL 2932.00
CHECK 2932.00
10/13/96 01 16:04 0001 1750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237735
IDENTIF. ↑ REFERENCE

96 OCT 18 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078753

No [redacted]