BOOK 10338 PG 763

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Bryan A. Peddy and Lisa M. Peddy
676 Piccadilly Row
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:

MAP	149-2
GROUP	B
PARCEL	29.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harry L. Vickers and wife, Linda L. Vickers hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan A. Peddy and Lisa M. Peddy, both unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92 thru 94, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Harry L. Vickers and wife, Linda L. Vickers by deed from William David Blalock and wife, Karen Gregory Blalock of record in Book 8666, page 786, Register's Office for Davidson County, Tennessee.

This is improved property known as 676 Piccadilly Row, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bryan A. Peddy and Lisa M. Peddy, both unmarried, their heirs and assigns, forever; and we, Harry L. Vickers and wife, Linda L. Vickers 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of January, 1997.

Harry L. Vickers

Harry L. Vickers

Linda L. Vickers

Linda L. Vickers

0269828
IDENTIFICATION REFERENCE

97 FEB -4 AM 9:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harry L. Vickers and wife, Linda L. Vickers the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of January, 1997.

NOTARY PUBLIC Thomas I. Bottorff

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 120,000.00.

AFFIANT

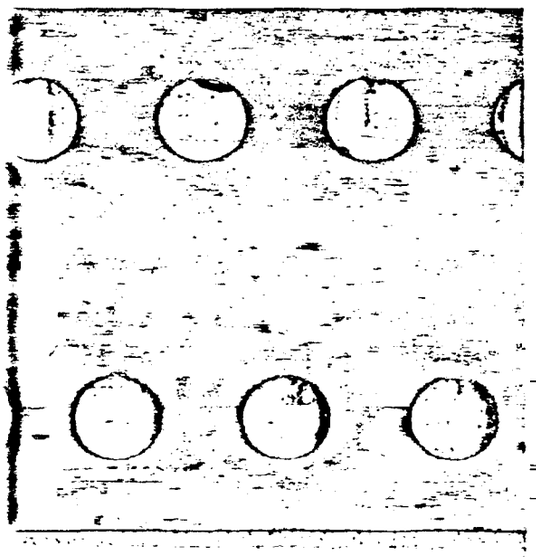
Subscribed and sworn to before me this 31st day of January, 1997.

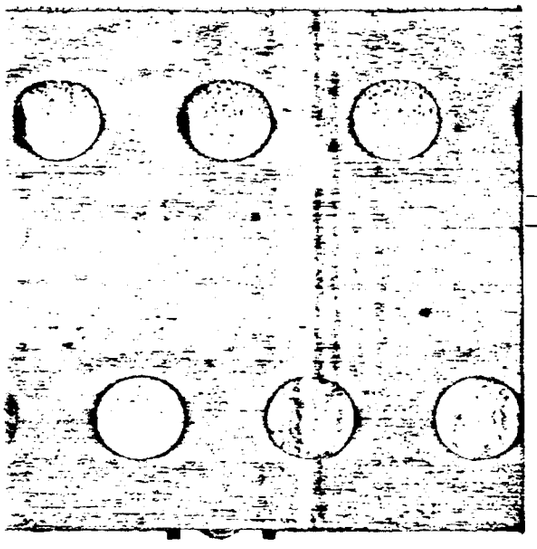
NOTARY PUBLIC Thomas I. Bottorff

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.

My Commission Expires: March 2, 1998

2850 02/04 0101 03CHECK 453.00





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

RECEIVED OF _____

FOR _____

BOOK 10338 PG 765

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 120000.00
				CON TX 444.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 453.00
				CHECK 453.00
02/04/97	01			09:38 0001 285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269828
IDENTIF. & REFERENCE

97 FEB -4 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113369