OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10375 PG 183

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

James R. Peatman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF March, 1997

NOTARY PUBLIC

My Commission expires: 5/24/97

THIS INSTRUMENT PREPARED BY

DONALD ARKOVITZ, ESQ., 332 White Bridge Road, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PENELOPE S. TESELLE,ET AL (NAME)	PENELOPE S. TESELLE, ET AL (NAME)	Map No.118.1
1007 Halcyon Avenue (ADDRESS)	2007 Linden Avenue (ADDRESS)	Par.No.225
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	22W-13270

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ESTATE OF ANNIE L. IRVING BY BURNICE HARDIMAN, ADMINISTRATRIX

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

PENELOPE S. TESELLE and JAMES R. JAMES R. PEATMAN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 31 on L.G.Noel's Plan of Idlewild, as of record in Book 161, page 120.

SAID Lot No. 31 fronts 50 feet on the southerly margin of Halcyon Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Albert D. Irving and wife, Annie L. Irving by deed from James Giles Abernathy and wife, Alberta L. Abernathy at record in Book 4157, page 926, Register's Office Davidson County, Tennessee. The said parties having since died, Albert D. Irving having predeceased Annie L. Irving.

4724 03/11 0101 03CHECK 240.25

unimproved ( )
This is improved (X) property, known as 1007 Halcyon Avenue, Nashville, TN 37204
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 7th day of March, 1997.

Burnice Hardiman
ESTATE OF ANNIE L. IRVING BY
BURNICE HARDIMAN, ADMINISTRATRIX

BOOK 10375 PG 184

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BURNICE HARDIMAN, ADMINISTRATRIX, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 7th day of March, 1997.

My Commission expires: 5/24/97

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

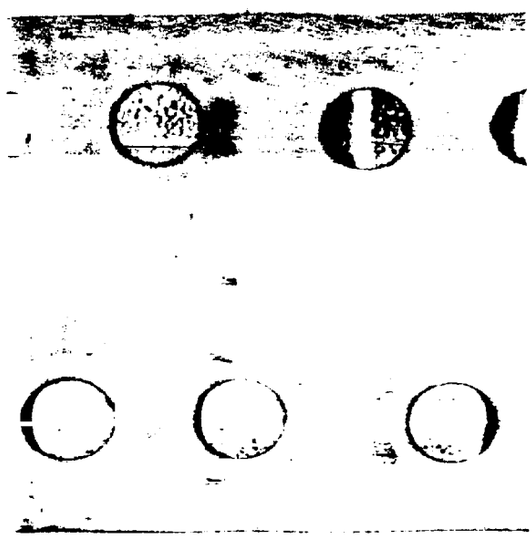
My Commission expires:

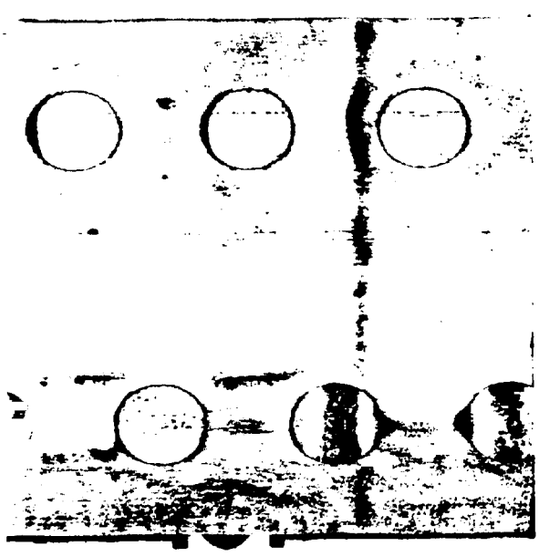
Notary Public

IDENTIFICATION
PICK-UP
97 MAR 11 PM 8:02
DAVIDSON COUNTY, TN

97028769

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10375 PG 185

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 240.25
				CHECK 240.25
03/11/97	01			08:06 0001 4724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280769
IDENTIFICATION
97 MAR 11 AM 8:02
REGISTER
DAVIDSON COUNTY, TN.

No. 1125089