WARRANTY DEED

BOOK 10421 PG 248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,800.00

William S. Bryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 10/24/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peak Returns, Ltd. (NAME)	SAME (NAME)	MAP 83-3
107 Apache Court (ADDRESS)	(ADDRESS)	PARCEL 149
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Heir of Howard J. Pinson, being Ruby L. Schutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peak Returns, Ltd.

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:

TRACT ONE:
Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Rosewood Heights subdivision, Section 3, of record in Book 2133, page 61, Register's Office for said County, more particularly described as follows: Beginning at a point on the southerly margin of Rosebank Avenue, the common corner of Lots 123 and 124; thence along the margin of said Avenue in a westerly direction 72 feet to the beginning of a curve; thence around said curve in a westerly and southerly direction 39.3 feet to a point in the easterly margin of an unnamed street; thence along the margin of said unnamed street in a southerly direction 215 feet to the southwest corner of the lot herein described; thence in an easterly direction along the rear of the lot, 97 feet to the common rear corner of Lots 123 and 124; thence in a northerly direction along the line between said lots, 240 feet to the point of beginning.

Being the same property conveyed to Howard J. Pinson and wife, Clayta M. Pinson, by Deed of record in Book 3431, page 41, Register's Office for Davidson County, Tennessee; the said Clayta M. Pinson having predeceased Howard J. Pinson and the said Howard J. Pinson being now deceased, property now vests in Ruby L. Schutt pursuant to the Last Will & Testament of Howard J. Pinson of the record in the Probate Court for Davidson County, Tennessee, Docket No. 93P-1627.

TRACT TWO:
Being part of Reserved Parcel A, shown on the Plan of Rosewood Heights, Section III, as of record in Book 2133, page 61, Register's Office for said County, described as follows: BEGINNING at a point in the south margin of

CONTINUED

unimproved ( )
This is improved (X) property, known as 611 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 my hand this 10th day of April 19 97

Ruby L. Schutt

Heir of Howard J. Pinson being RUBY L. SCHUTT

LEGAL DESCRIPTION CONTINUATION

Rosebank Avenue, at a concrete monument opposite a turn into a 30-foot strip lying between Lots Nos. 122 and 123; thence around said turn, southeasterly 39.3 feet to a concrete monument in the east line of Lot 122; thence with the line of said lot, southerly 215 feet to a concrete monument which is located in the north corner of Lots Nos. 4 and 5 on the Plan of Whitman Meadows, as of record in Book 2854, page 55; thence along the north line of Lot 4, of said Whitman Meadows, easterly 30 feet to a concrete monument at the southwest corner of Lot 123, Rosewood Heights, Section III; thence with the line of said lot, northerly 215 feet to a concrete monument at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a concrete monument in the south margin of Rosebank Avenue; thence with the margin of said Avenue, westerly 80 feet to the point of beginning.

Being the same property conveyed to Howard J. Pinson and wife, Clayta M. Pinson, by Deed of record in Book 3437, page 593, Register's Office for Davidson County, Tennessee; the said Clayta M. Pinson having predeceased Howard J. Pinson and the said Howard J. Pinson being now deceased, property now vests in Ruby L. Schutt pursuant to the Last Will & Testament of Howard J. Pinson of the record in the Probate Court for Davidson County, Tennessee, Docket No. 93P-1627.

This is not the principal residence of the Grantor.

Ruby L. Schutt

Heir of Howard J. Pinson being RUBY L. SCHUTT

02295688

IDENTIF. & REFERENCE

PICKUP

97 APR 10 AM 9:26

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

BOOK 10421 PG 250

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 Heir of Howard J. Pinson, being Ruby L. Schutt

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 10th day of April, 97.

Commission expires 9/23/00

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 _____.

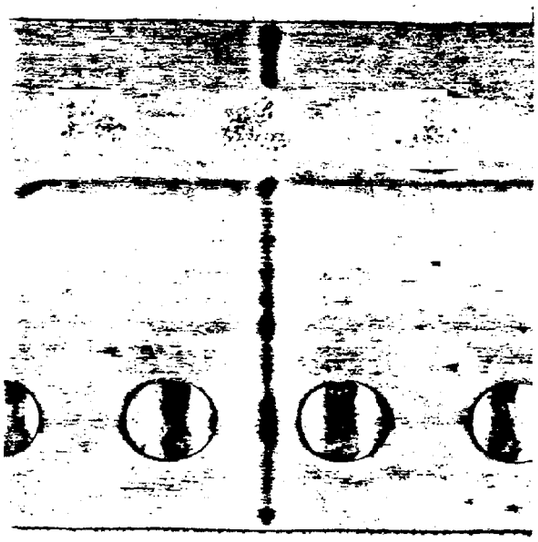
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0897 04/18 0101 03CHECK

256-46



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

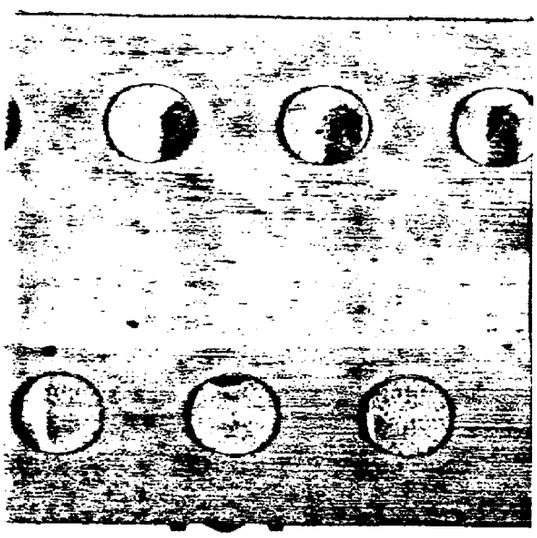
RECEIVED OF _____

FOR _____

BOOK 10421 PG 251

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 65800.00
CON TX 243.46
PRFEE 1.00
WDEED 12.00
TOTAL 256.46
CHECK 256.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/18/97 01 07427 0001 0897

0295688
IDENTIF. # REFERENCE

97 APR 18 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1141042