WARRANTY DEED

BOOK 10421 PG 259

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(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
Mark Allen Anderson (NAME)	SAME (NAME)	MAP 83-8
611 Rosebank Avenue (ADDRESS)	(ADDRESS)	PARCEL 149
Nashville TN 37206 (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, Peak Returns, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Allen Anderson and wife, Katherine J. Anderson

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.

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 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

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

Peak Returns, Ltd.
By: William B. Geiger
William B. Geiger, Partner

LEGAL DESCRIPTION CONTINUATION

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 Peak Returns, Ltd. by deed from Ruby L. Schutt, of record in Book 10421, page 248 Register's Office for Davidson County, Tennessee.

Peak Returns, Ltd.

By: William B. Geiger

William B. Geiger, Partner

0295690

IDENTIFICATION REFERENCE

PICK-UP

97 APR 18 AM 8:28

FILED - RECORDED - INDEXED

DAVIDSON COUNTY, TENN.

0899 04/18 0101 03CHECK 302.45

STATE OF TENNESSEE
COUNTY OF

BOOK 10421 PG 261

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____

and _____ respectively of the Peak Returns, Ltd. _____

the within named bargainor, and corporation, and that he 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 Goodlettsville, TN/ Davidson on this the 10th day of April 19 97 .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

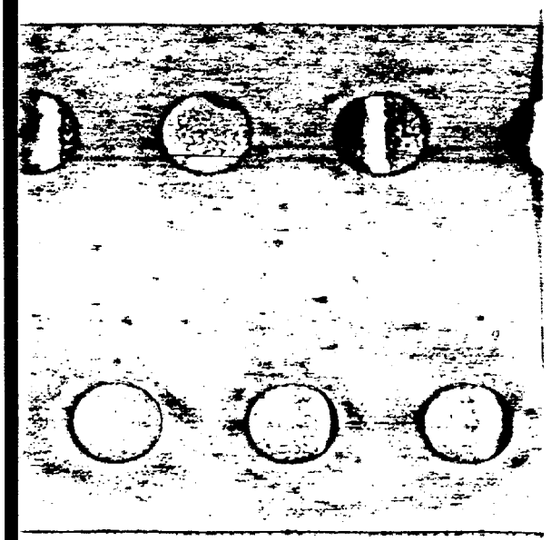
Personally appeared before me, William B. Geiger, Partner of Peak Returns, Ltd., with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that William B. Geiger is a Partner of Peak Returns, Ltd. and is authorized by Peak Returns, Ltd. to execute this instrument on its behalf.

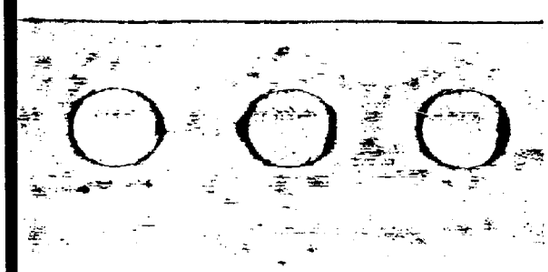
Witness my hand and official seal this the 10th dya of April, 1997.

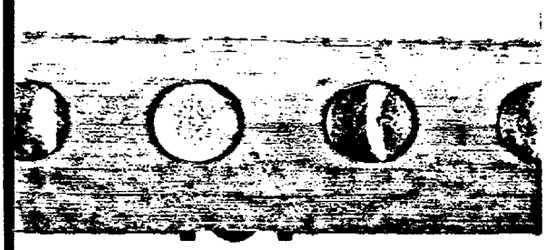
Carolyn Adams
Notary Public

My commission expires: 9/23/00

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.







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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 262

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 12.00
TOTAL 303.45
CHECK 303.45

04/18/97 01 09:28 0001 0899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295690
IDENTIF. # REFERENCE

97 APR 18 PM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1141044