To: Box 36

Douglas A. Grant, Attorney
OFTALE, PEELER, HERBERT & CRAWFORD
220 Fourth Avenue North

BOOK 10471 PG 97

WARRANTY DEED

Name and Address of New Owner:
Joseph D. Johnson, Jr.
Richard W. Sebastian

Send Tax Bills To:
New Owner
5508 Cottonport Dr.
BRENTWOOD, TN 37027

Street Address of Subject Property: 246 White Bridge Road, Unit C4, Nashville, TN 37209
Map Parcel: 103-6-A-26

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FRANK SCOTT PEELER AND WIFE, MICHELLE PEELER**, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto **JOSEPH D. JOHNSON, JR., AND RICHARD W. SEBASTIAN** hereinafter called **"GRANTEE** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 taxes which have been prorated and assumed by Grantee.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements therof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Dunham's Station Condominiums as of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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 the 27th day of May 1997

Frank Scott Peeler

Frank Scott Peeler

Michelle Peeler

Michelle Peeler

Land in Davidson County, Tennessee, being Unit C-4 of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-a of said Master Deed, to which reference is hereby made.

Being the same property conveyed to Frank Scott Peeler by deed from Robin Jean Holliday and Cheryl Harris, Co-Administrators of the Estate of Jonnie Jean Holliday, as of record in Book 8829, page 373, Register's Office for Davidson County, Tennessee.

0309814
IDENTIFICATION REFERENCE
97 MAY 29 PM 2:49
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Frank Scott Peeler the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27 day of May, 1997.

Mary Ann Silley NOTARY PUBLIC
Notary Public

My commission expires: [illegible]
TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Michelle Peeler, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27 day of May, 1997.

Mary Ann Silley NOTARY PUBLIC
Notary Public
My commission expires: [illegible]
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $34,000.00.

Affiant

Subscribed and sworn to before me, this the 27 day of May, 1997..

Mary Ann Silley
Notary Public
My commission expires: NOTARY PUBLIC
STATE OF TENNESSEE

6459 05/29 0101 03CHECK 13B-80

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

RECEIVED OF _____

FOR _____

BOOK 10471 PG 100

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 12.00
TOTAL 138.80
CHECK 138.80
05/29/97 01 14:56 0001 6459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309814
IDENTIF. A REFERENCE

97 MAY 29 PM 2:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]