BOOK 10504 PG 190

BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF June , 97
Notary Public
MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stelter[illegible] & Westbrook, Attys, 2002 Richard Jones Rd , C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Derrica F. Peterson (NAME)	First Trust Mortgage Company (NAME)	MAP 108-16
212 Woodmaker Court (ADDRESS)	6535 Quail Hollow Road (ADDRESS)	PARCEL 378
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Deborah Guthery Andrykowski, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrica R. Peterson, 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. 124-B on the Plan of Percy Priest Woods, Section IV, of Lots 111, 112, 113, 124, 125, and 126 of Zone Lot Division as of record in Book 6250, pages 356 and 357, as amended in Plat Book 5909, page 64, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Guthery Andrykowski by deed from Jose M. DeVicente and wife, Kathryn G. DeVicente of record in Book 9931, page 984 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

IDENTIFICATION REFERENCE 0319300

97 JUN 24 PM 4:16

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

6867 06/24 0101 03CHECK 303.15

This is improved property known as 212 Woodmaker Court, Nashville, TN 37214
(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 20th day of June, 19 97

Deborah Guthery Andrykowski

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

OFF REC

OFF REC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Guthery Andrykowski

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 Nashville, Tennessee, this 20th day of June, 1997.

My commission expires March 25, 2000

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

Warranty Deed from Deborah Guthery Andrykowski, to Derrica R. Peterson.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF .....

FOR .....

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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 8.00
TOTAL 303.15
CHECK 303.15

06/24/97 01 16:19 0001 6867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0319300
IDENTIF. # REFERENCE

97 JUN 24 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166695