WARRANTY DEED

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

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the 23rd day of September, 1997 by and between

WILLIE N. JENNINGS

hereinafter referred to as Grantor, and

GORDON PEPPERS, III and TOWANDA PEPPERS

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF DR. E.T. BROWN'S SUBDIVISION OF LOTS NOS. 21 TO 26 IN BROWNSVILLE ADDITION, AS OF RECORD IN BOOK 332, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 59 FRONTS 50 FEET ON THE NORTHERLY SIDE OF DOUGLAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. JENNINGS AND WIFE, WILLIE N. JENNINGS BY DEED FROM MARY E. WARDEN, UNMARRIED OF RECORD IN BOOK 4214 PAGE 974 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Willie N. Jennings
WILLIE N. JENNINGS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIE N. JENNINGS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 1997.

KRISTIN M. CHUKO
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

Kristin M. Chuko

My Commission Expires JULY 28, 2001

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

Notary Public

Commission Expiration: _____

BOOK 10625 PG 69

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$59,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **26rd** day of **September, 1997.**

KRISTIN M. CHUKO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

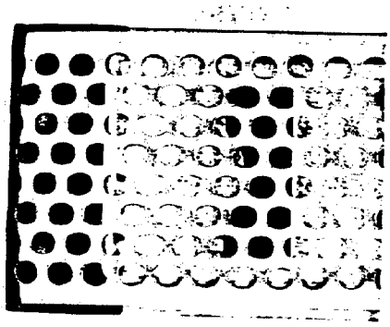
Commission Expiration: My Commission Expires JULY 28, 2001

97 SEP 29 PM 2:16
FELIX Z. ELLISON II, REGISTER
DAVIDSON COUNTY, TN.

0353313
IDENTIFICATION REFERENCE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, ... NASHVILLE, TN. 37215	GORDON PEPPERS, III TOWANDA PEPPERS 1537 DOUGLAS AVENUE NASHVILLE, TN 37206	1537 DOUGLAS AVENUE NASHVILLE, TN 37206 MAP PARCEL NUMBER 72-14-227

3757 09/29 0101 03CHECK 227-30



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

RECEIVED OF _____

FOR _____

BOOK 10625 PG 70

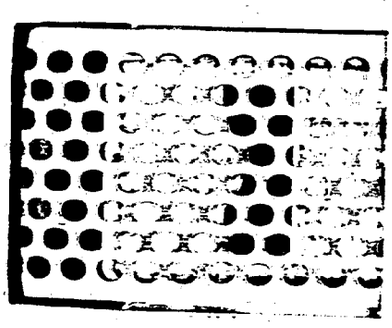
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

09/29/97 01 14:19 0001 3757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0353313
IDENTIF. & REFERENCE

97 SEP 29 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1203125