BOOK 10675 PG 494

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value,
whichever is greater, for this transfer is $119,500.00.

AFFIANT

Subscribed and sworn to before me this
6th day of November, 1997.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

THIS INSTRUMENT PREPARED BY:
John A. Beam, III, Esq.
1332 Eighth Avenue North
P.O. Box 80240
Nashville, TN 37208

97 NOV -6 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

03673333

FROM: Ray W. Peach ("GRANTOR")

TO: James B. Donovan ("GRANTEE")

ADDRESS NEW OWNER:

James B. Donovan
3264 Knobview Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:

SAME

MAP-PARCEL NO.:

Map: 85-13
Parcel: 5

BY11 11/06 0101 03CHECK 455.15

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged; I, Ray W. Peach, have bargained and sold, and by these presents do transfer and convey unto James B. Donovan, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 32 on the Plan of Nob Hill, a Subdivision of a part of the A. H. Roberts Tract, of record in Book 2663, Page 31, Register's Office, Davidson County, Tennessee.,

BEING the same property conveyed to Ray W. Peach and wife, Pauline N. Peach, deceased, by deed from Henry L. Browning and wife, Glenda F. Browning, of record in Deed Book 7024, Page 31, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements , restrictions and building setback lines of record.

This is improved property located at 3264 Knobview Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to James B. Donovan, his successors and assigns forever.

And I do covenant with James B. Donovan that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except:

Real property taxes for the year 1997 which are a lien currently due and payable.

And I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to James B. Donovan, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of November, 1997.

Ray Winfield Peach
by Ronald Powers Moncrief

Ray W. Peach, by Ronald P. Moncrief, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Ronald P. Moncrief, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 6th day of November 1997.

Lisha Preston
NOTARY PUBLIC

LISHA C. PRESTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 28, 2000

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AFFIDAVIT

Having first been duly sworn, RAY W. PEACH (unmarried) hereby certifies, represents, and warrants, as of the date hereof, that:

(a) I own the lot and residence located at 3264 Knobview Drive, Nashville, Tennessee (the "Property")in fee simple, and there are no other persons with any interest in a claim to the Property.

(b) I am over the age of eighteen (18).

(c) Within the last twelve (12) months of my ownership of the Property, no repairs, improvements, or alterations have been made to the Property, and no demolition operations have occurred on the Property, except for repairs, improvements, alterations, or demolition operations that have been completed and paid for in full without dispute over their price or value.

(d) The Property is not subject to any lease or license or any agreement to lease or grant a license.

(e) To the best of my knowledge, information, and belief, there is no boundary dispute, litigation, or other dispute or proceeding pending with respect to the Property.

DATED as of the date stated below.

11/6/97
Date

Ray Winfield Peach
by Ronald Powers Moncrief
RAY W. PEACH, by RONALD P. MONCRIEF, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

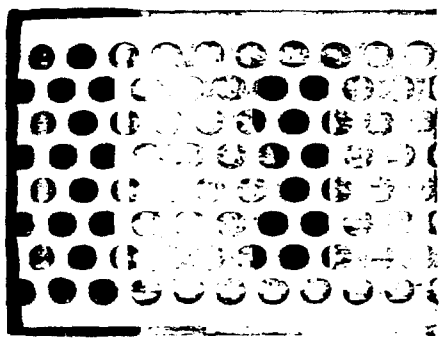
Personally appeared before me, Lisha Preston, a Notary Public in and for said State and County duly commissioned and qualified, RONALD P. MONCRIEF, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of Nov., 1997.

Lisha Preston
Notary Public

LISHA C. PRESTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:
May 28, 2000



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

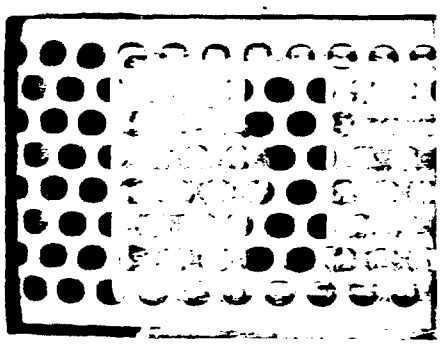
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 119500.00	
			CON TX 442.15	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 455.15	
			CHECK 455.15	

11/06/97 01 15:21 0001 8911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0367333
IDENTIF. # REFERENCE

97 NOV -6 PM 3:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1218111