BOOK 10726 PG 791

G71779
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

Oscar Peters
Affiant

THIS THE 12TH DAY OF DECEMBER, 2000

Tina Lynn Rhodes
Notary Public

(AFFIX SEAL)

TINA LYNN RHODES NOTARY PUBLIC AT LARGE MONTGOMERY CO.

My Commission Expires: Sept. 17, 2001

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
OSCAR PETERS 7108 Bernard Rd Joelton, TN 37080	SAME	29-0-59.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **BONNIE S. BAGGOTT-CULP** (the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said **OSCAR PETERS, A MARRIED MAN** (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being part of the John V. Tune 10 acre tract in the 14th Civil District (formerly 24th) Civil District of said County, and described according to a survey made by T. R. Sanford, Surveyor, dated May 27, 1960, as follows: Beginning at an iron pin in the South margin of Bernard Road, 225.2 feet west of the Westerly margin of the right of way line of Clarksville Highway; thence partly along an irregular fence, South 2 degrees 50' East 200 feet to an iron pin; thence leaving said fence, North 88 degrees West 100 feet to an iron pin; thence North 2 degrees 50' West 200 feet to an iron pin in the south margin of Bernard Road; thence with the margin of said road, South 88 degrees East 100 feet to the point of beginning.
>
> **BEING** the same property conveyed to Bonnie S. Baggott by Deed from Barbara R. Jones, of record in Book 9010, page 130, Register's Office of Davidson County, Tennessee.
>
> **SAID** property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
>
> **SAID PROPERTY IS NOT THE GRANTORS PRIMARY PLACE OF RESIDENCE**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever, I covenant that I am lawfully seized and

possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 12th day of December. 1997.

Bonnie S Baggott-Culp
BONNIE S. BAGGOTT-CULP

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Bonnie S. Baggott-Culp, the within named 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 this the 12th day of December, 1997.

Gina Lynn Rhodes
NOTARY PUBLIC

My Commission Expires: Sept. 17, 2001

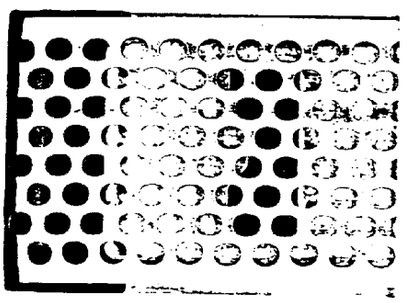
GINA LYNN RHODES · NOTARY PUBLIC AT LARGE · MONTGOMERY CO. TENN.

97 DEC 18 AM 9:51

0381707

IDENTIFICATION REFERENCE

2841 12/18 0101 03CHECK 282-80



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

RECEIVED OF _____

FOR _____

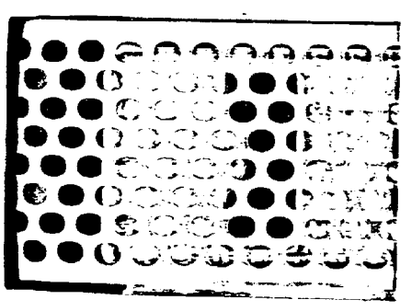
BOOK 10726 PG 793

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	74000.00
CON TX	273.80
PRFEE	1.00
WDEED	8.00
TOTAL	282.80
CHECK	282.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 55 0001 2861



0381707
IDENTIF. & REFERENCE

DEC 13 '01 9:51
REGISTER
DAVIDSON CO. TN.

No. 1233606