Name and Address of New Owners:

Jeffrey S. Looney
5515 Country Drive, Unit B9
Nashville, Tennessee 37211

Send Tax Notices To:
Same

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
Suite 105, 320 West Main Street
Murfreesboro, Tennessee 37130

FROM INFORMATION FURNISHED BY
THE PARTIES

Map 162-5 Group C Parcel 9 CO

98 MAR -3 PM 3:49

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MAIL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, PENNY L. HOOPER and MICHAEL A. PEDDYCOART, being the sole surviving heirs of PATRICIA LEE PEDDYCOART, have bargained and sold and do hereby transfer and convey unto JEFFREY S. LOONEY and DUDLEY S. LOONEY and wife, RUTH-ANN LOONEY, their heirs and assigns, forever, that certain parcel of real estate situated a certain Civil District, Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A certain Condominium apartment in Nashville, Davidson County, Tennessee, described as follows, to-wit: Town House Building No. 6, Apartment No. 4, in Hickory Valley Condominiums, a horizontal property regime, as shown on the Plan of Hickory Valley, recorded in Book 4460, page 27, Register's Office for said County, to which reference is hereby made.

BEING the same property conveyed to Patricia Lee Peddycoart, by deed of record in Deed Book 5294, page 821, of the Register's Office for Davidson County, Tennessee. The said Patricia Lee Peddycoart having died June 22, 1997 intestate and Penny L. Hooper and Michael A. Peddycoart being the sole surviving heirs.

THIS conveyance is subject to the restrictions and all matters as shown on Master Deed of record in Book 4521, page 574 and clarafied in Book 5001, page 394, and, to any and all other matters as shown on plan of record in Book 4460, page 27, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The grantors covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 1998 property taxes, which taxes shall be prorated between the parties.

The grantors further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, H. Harris Hooper, spouse of Penny L. Hooper, do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.

WITNESS OUR HANDS, on this the 27 day of February, 1998.

Penny L. Hooper
PENNY L. HOOPER

H. Harris Hooper
H. HARRIS HOOPER

MICHAEL A. PEDDYCOART

0472 02/03 0101 03CHECK ZTC-TD

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, Penny L. Hooper and husband, H. Harris Hooper and Michael A. Peddycoart, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, in Murfreesboro, Tennessee, on this the 27th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 6/14/99

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,325.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Penny L. Hooper
AFFIANT

Sworn to and subscribed before me on this the 27th day of February, 1998.

NOTARY PUBLIC

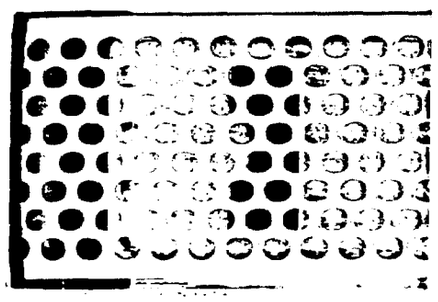
My Commission Expires: 6/14/99

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

RECEIVED OF _____

FOR _____

BOOK 10820 PG 135



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

DAMT	[illegible]
CON TX	[illegible]
PRFEE	1.00
MISC	8.00
TOTAL	250.70
CASH	[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

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No. 1260908

