34

WARRANTY DEED

BOOK 11020 PAGE 900

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 5/11/02
(AFFIX SEAL)

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Billingslea	Guaranty Trust Company	Map 72-4
(NAME)	(NAME)	
1706 Golf Street	640 Broadmor Blvd., Ste. 100	Parcel 143
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(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, Peak Returns, LTD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Billingslea, 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. 9 of Block D on the Plan of Inglewood Terrace which is of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Golf Street, the corner of Lots Nos. 9 and 10; thence with the line between said lots, westerly 172 feet 3 inches to the east line of Lot No. 8; thence with the line between Lots Nos. 8 and 9, southeasterly 90 feet to the north margin of Inglewood Circle South; thence with the margin of same easterly 125 feet 7 inches to the beginning of a curve; thence around said curve 81 feet 4 inches to the westerly margin of Golf Street; thence with the margin of the same northerly 38 feet 3 inches to the beginning.

Being the same property conveyed to Peak Returns, LTD, by deed of record in Book 11001, page 514, Register's Office for Davidson County, Tennessee.

0462546

IDENTIF. A REFERENCE

98 JUL 15 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3656 07/15 0101 03CHECK 325.13

This is unimproved ( ) improved (X) property, known as 1706 Golf Street, Nashville, TN 37216
(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 10th day of July 19 98

Peak Returns, LTD
By: William B. Geiger
William B. Geiger, Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 11020 PAGE 901

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

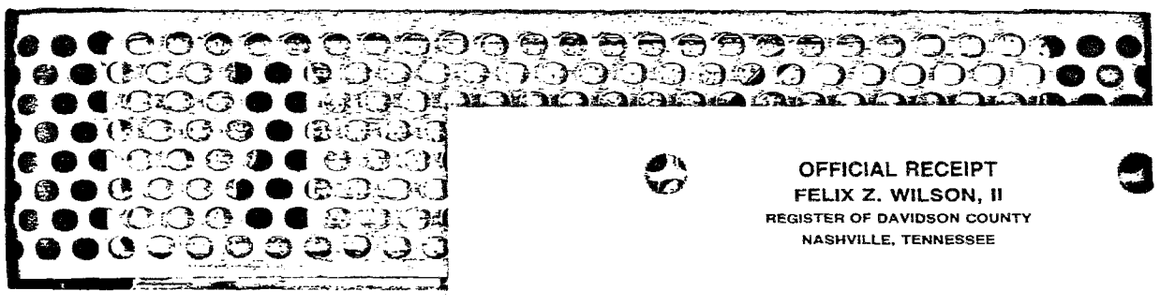
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared WILLIAM B. GEIGER ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner ~~and~~ _____ ~~respectively~~ of the Peak Returns, LTD the within named bargainor, ~~and corporation~~, and that he as such Partner ~~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~~ Peak Returns, LTD, by WILLIAM B. GEIGER as such Partner, ~~and attesting the same by the said~~ ~~and~~ _____.

Witness my hand and official seal at office at GOODLETTSVILLE, TN 37072 on this the 10th day of July 19 98.

My commission expires 9/23/00

Carolyn Adams
Notary Public

CAROLYN ADAMS NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY



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

RECEIVED OF _____

FOR _____

BOOK 11020 PAGE 902

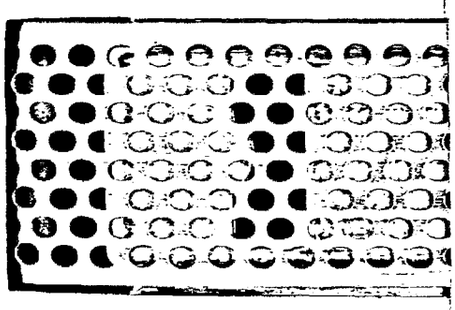
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	84900.00
CON TX	314.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.13
CHECK	325.13

07/15/98 01 09:39 0001 3656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0462546
IDENTIF. & REFERENCE

98 JUL 15 AM 9:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 131935