THIS INSTRUMENT PREPARED BY:
Ted A. Burthalter, Attorney at Law
618 Grassmere Business Park, Suite 17
Nashville, Tennessee 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Ann W. Peffen
Affiant

Subscribed and sworn to before me, this 10th day of July, 1998, at Nashville, Tennessee.

Freda R. Swafford
Notary Public

My commission expires: 3/24/2001

NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Betty Prichard Dunn 107 Dunham Springs Lane Nashville, TN 37205	same as owner/no mortgage	Map 116-1A Parcel 4

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of all of which is hereby acknowledged, **ANN W. PEFFEN, unmarried,** hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey unto **BETTY PRICHARD DUNN,** hereinafter called the Grantee, her heirs and/or assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dunham Springs Residential PUD of record in Book 6250, page 936, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harry W. Peffen and wife, Ann W. Peffen, by deed from Dunham Springs Corp. of record in Book 7008, page 979, Register's Office for said County, Tennessee, the said Harry W. Peffen having since died.

THIS IS IMPROVED property known as 107 Dunham Springs Lane, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor does herewith execute this instrument on this the 10th day of July, 1998.

Ann W. Peffen
ANN W. PEFFEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann W. Peffen, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1998.

Freda R. Swafford
Notary Public

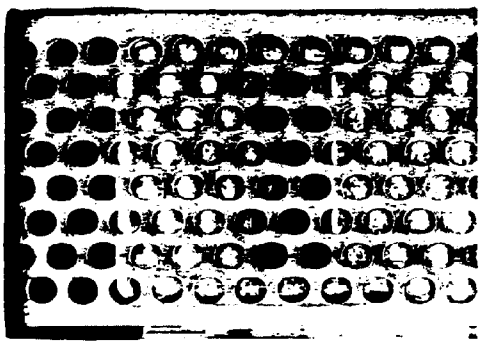
My commission expires: 3/24/2001

0475120

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PICK-UP

98/14 0001 03CHECK 3341.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11066 PAGE 475

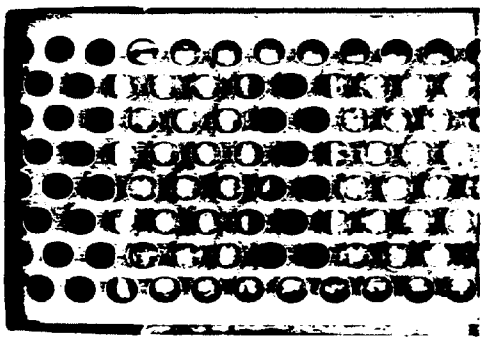
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 900000.00
CON TX 3330.00
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 3341.00
CHECK 3341.00

08/14/98 01 13:49 0001 7166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0475120

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No. 1332701