WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 98

Notary Public

My Commission Expires:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Dane A. Peoples, Sr. and Trina M. Peoples 910 McClurken Avenue Nashville, TN 37206	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 747 Nashville, TN 37203	72-13-135

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ROBERT H. BRASWELL**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **DANE A. PEOPLES, SR. AND WIFE, TRINA M. PEOPLES**, hereinafter called Grantee, their heirs and 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. 229 as shown on the plan of Trevecca Subdivision of Renow, as of record in Book 421, pages 73 and 73 and in Book 572, page 430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Braswell by deed from Heirs of Jared Emma Lee: Herbert G. Jared, Billy K. Jared, Joann Holman, Jean Blaylock and Martha Lee Asplund, of record in Book 10669, Page 731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters appearing on the Plan of record in Plat Book 8250, page 872, Register's Office for Davidson County, Tennessee.

Subject to easement for public utilities of record in Book 10700, page 35, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 910 McClurken Avenue Nashville, TN 37206

0486798
IDENTIF. ↑ REFERENCE

98 SEP 11 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 person 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 24th day of August, 1998.

Robert H. Braswell

Robert H. Braswell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24TH day of AUGUST, 1998, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came ROBERT H. BRASWELL, who, being by me duly sworn, acknowledged said instrument to be his/her/their free act and deed.

WITNESS my hand and notarial seal this 24th day of AUGUST, 1998.

ROBIN B. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

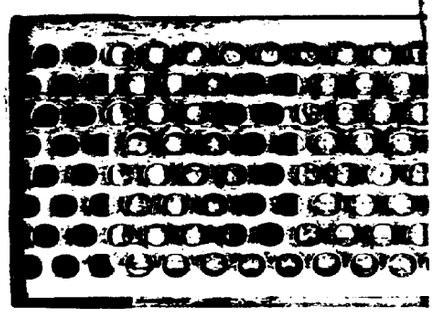
Robin B. Keller

NOTARY PUBLIC

My Commission expires:

My Commission Expires NOV 25, 2000

9643 09/11 0101 03CHECK 344.0



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

RECEIVED OF _____

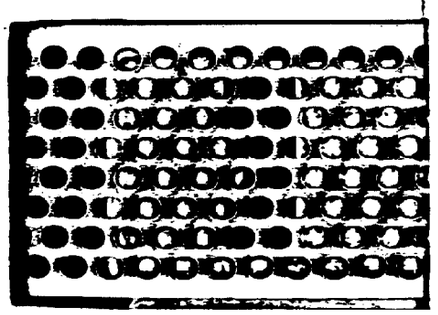
FOR _____

BOOK 11108 PAGE 872

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	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	344.00
			CHECK	344.00
09/11/98	01	13:03	0001	9643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0486798
IDENTIF. ↑ REFERENCE

98 SEP 11 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345047