PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40238
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edwin B. Peel, Jr. Cinthia T. Peel 205 Bowling Avenue Nashville, Tennessee 37205	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 104-09-238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 690,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Jane Hill** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edwin B. Peel, Jr. and spouse, Cinthia T. Peel,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 1 and the northerly 25 feet of Lot No. 2 Block "J" on the Plan of Whitland Realty Company's Subdivision, of record in Book 332, Page 141, Register's Office for said County.

SAID parts of said lots adjourn and front together 100 feet on the westerly margin of Bowling Avenue (formerly Whitland Avenue) and extend back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to R. Jane Hill by deed from R & B Properties, a partnership composed of Elise Anderson, J.R. Groseclose and William E. Lewis of record in Book 8019, Page 691, Register's Office for said County. The said R. Jane Hill now being known as R. Jane Hill Fleming.

Dr. Jim Fleming joins in the execution of this conveyance for the purpose of transferring and to release any and all martial rights in the described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 141, said Register's Office.

This is improved property, known as: 205 Bowling Avenue, Nashville, Tennessee 37205

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 1998.

R. Jane Hill

Dr. Jim Fleming

State of Tennessee
County of Davidson

On this 15th day of September, 1998, before me the undersigned authority, personally appeared **R. Jane Hill and Dr. Jim Fleming** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

1480 09/16 0101 03CHECK 2564.00

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 690,000.00

Affiant

Sworn and subscribed before me on the 15th day of September, 1998.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

98 SEP 16 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

INSTR. # REFERENCE
01888499

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

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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	690000.00
			CON TX	2553.00
			FRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	2564.00
			CHECK	2564.00
09/16/98	01		12:25 0001	1480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488499
IDENTIFICATION REFERENCE

98 SEP 16 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346860