BOOK 11206 PAGE 87

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00
I
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 1998
Deputy Register

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA BROWN (NAME)	FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE (NAME) MORTGAGE	82-3-290
1100 PENNOCK AVENUE (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	20W-22065
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (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, ERIC PETERSON AND WIFE, FELECIA PETERSON AND RAYMOND A. PETERSON AND WIFE, CAROL C. PETERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA BROWN, 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. 26, on the Plan of CRUTCHER BROTHERS SUBDIVISION of PART OF THE LUCY H. LINDSLEY PROPERTY in EAST NASHVILLE, of record in Book 161, page 158, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to ERIC PETERSON AND WIFE, FELECIA PETERSON AND RAYMOND A. PETERSON, by deed from J. Jason Litchford and wife, C. J. LITCHFORD, of record in Book 9786, page 975, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

CAROL C. PETERSON, wife of RAYMOND A. PETERSON, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of RAYMOND A. PETERSON AND WIFE, CAROL C. PETERSON, by ERIC PETERSON, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1100 PENNOCK AVENUE, NASHVILLE, TN 37207
(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 our hand S this 11th day of November 19 98

ERIC PETERSON

FELECIA PETERSON

RAYMOND A. PETERSON
By: Raymond A. Peterson by Eric Peterson
ERIC PETERSON, ATTORNEY-IN-FACT

CAROL C. PETERSON
By: Carol C. Peterson by Eric Peterson
ERIC PETERSON, ATTORNEY-IN-FACT

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 ERIC PETERSON AND WIFE, FELECIA PETERSON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 11th day of November, 19 98.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated October 19, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 ERIC PETERSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of RAYMOND A. PETERSON AND WIFE, CAROL C. PETERSON, as their Attorney-in-Fact, as the free act and deed of the within named RAYMOND A. PETERSON AND WIFE, CAROL C. PETERSON.

WITNESS my hand and official seal at Nashville, Tennessee, this 11TH day of NOVEMBER, 1998.

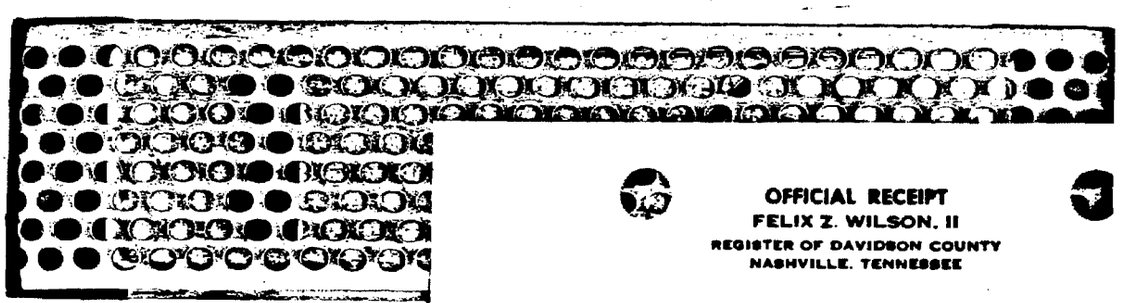
NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

7341 11/16 0101 03CHECK 214.50

98 NOV 16 PM 1:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
051287.1



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

RECEIVED OF _____

FOR _____

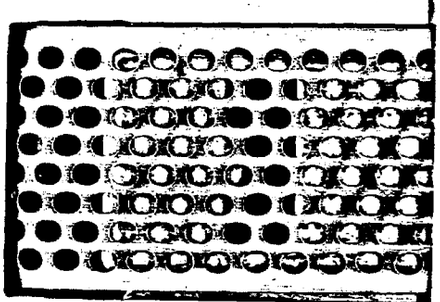
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
11/16/98 01 13:58 0001 7341



05128711
IDENTIF. ↑ REFERENCE

98 NOV 16 PM 1:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372424