Box 17

BOOK 11210 PAGE 214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Vivian L. Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 7/24/2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian L. Reid (NAME)	T & N Mortgage, Inc. (NAME)	MAP 26-7
114 Champney Court (ADDRESS)	112 Professional Drive (ADDRESS)	PARCEL 10
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	West Monroe, LA 71291 (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, John Cruse Peden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vivian L. Reid

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. 55 on the Resubdivision of Windsor Green Phase I, Section II, Lots 49-72 of record in Book 6200, page 349, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 35 feet on the westerly margin of Champney Court and extends back between parallel lines measuring 97.50 feet to a dead line in the rear measuring 35 feet thereon.

Being the same property conveyed to John Cruse Peden by deed from Randall Phillips Builders, Inc. of record in Book 7154, page 943, Register's Office for Davidson County, TN. John Cruse Peden and John C. Peden are one and the same person.

Subject to restrictions of record in Book 6406, page 929 and Book 6406, page 942, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Connie L. Peden joins in this conveyance to convey any interest she may have as the wife of John Cruse Peden.

unimproved ( )
This is improved (X) property, known as 114 Champney Court, Goodlettsville, TN 37072
(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 17th day of November, 19 98

John Cruse Peden by Connie L. Peden atty. in fact
John Cruse Peden by Connie L. Peden by Power of Attorney recorded simultaneous herewith

Connie L. Peden
Connie L. Peden

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 Connie L. Peden

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November 19 98.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On November 17, 1998 before me personally appeared Connie L. Peden to me known to be the person who executed the foregoing instrument in behalf of John Cruse Peden and acknowledged that she executed same as the free act and deed of said John Cruse Peden for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November 1998.

My Commission Expires:

11/24/2001

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

05114172
IDENTIF. # REFERENCE
98 NOV 18 PM 1:27
BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.
8737 11/18 0101 03CHECK 319.95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11210 PAGE 216

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 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 319.95
CHECK ~~319.95~~
11/18/98 01 13427 0001 ~~0737~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05144172
IDENTIF. # REFERENCE

98 NOV 18 PM 1:27
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373806