THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 122,900.00

Affiant

Subscribed and sworn to before me, this 29th day of March 1999

Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11417 PG. 690

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PATRICE McPEAK 1105 Acklen Avenue Nashville, Tennessee 37203	FIRST CITY FINANCIAL 5420 Yellowstone Road Cheyenne, Wyoming 82008	MAP 105-9 PARCEL 194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND NINE HUNDRED AND NO/100---------- ($ 122,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, DONALD L. GARRISON, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PATRICE McPEAK, unmarried hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Plan of A.B. Hill's Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Donald L. Garrison, unmarried, by deed from E. Jvind Jakobsen, unmarried, of record in Book 9278, page 511, Register's Office for Davidson County, Tennessee.

05/0005 IDENTIF. → REFERENCE

99 APR -6 PM 2:01
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

7961 04/06 0101 03CHECK 465.73

This is improved property known as 1105 Acklen Avenue, Nashville, Tennessee 37203

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, her heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of A.B. Hill's Subdivison of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of March, 19 99.

Donald L. Garrison

DONALD L. GARRISON

BOOK 11417 PG. 691

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 DONALD L. GARRISON, UNMARRIED, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 1999.

Mitchell A Watts

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11417 PG 692

0570005 IDENTIF. & REFERENCE

99 APR -6 PM 2:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	122900.00
CON TX	454.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	465.73
CHECK	465.73

04/06/99 01 14307 0001 7961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446982