WARRANTY DEED

STATE OF TENNESSEE BOOK 11457 PG. 522
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

mary B Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF April 19 99

Kathy Snider
Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Greg Fox	Fifth Third Bank, Kentucky, Inc.	MAP 72-9
(NAME)	(NAME)	
926 Carolyn Avenue	250 W. Main Street	PARCEL 337
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lexington, KY 40507	
(CITY) (STATE) (ZIP)	(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 J. Peterson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg Fox and Kelly Walker, both unmarried, as tenants in common with right of survivorship

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. 99 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

332.98

Being the same property conveyed to Eric J. Peterson, married, by deed from Lucille Brooks Gore McMillian, married, of record in Book 11038, page 740, Register's Office for Davidson County, Tennessee.

And I, Felecia E. Peterson, wife of Eric J. Peterson, join ir the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

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

99 MAY -3 AM 10:02
DAVIDSON COUNTY, TN.
REGISTER

058142
TUCKER'S REFERENCE

unimproved ( )
This is improved (X) property, known as 926 Carolyn Avenue, Nashville, TN 37216
(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/our hand s this 27th day of April 19 99

Eric J. Peterson

Felecia E. Peterson

BOOK 11457 PG. 502

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 J. Peterson and Felecia E. 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 27th day of April, 19 99.

Commission expires 4/22/01

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

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

Warranty Deed from Eric J. Peterson, to Greg Fox and Kelly Walker.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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 11457 PG. 524

05814 21

IDENTIF. A REFERENCE

99 MAY -3 AM 10:02

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	87000.00
CON TX	321.96
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	332.96
CHECK	332.96

05/03/99 01 10:05 0001 0191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454886