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First Title and Escrow Company, Inc.

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD, LLP
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 11606 PAGE 107

WARRANTY DEED

#16649

Name and Address of New Owner:
Victor T. Forte, IV and Andrea L. Forte
1028 Davidson Road
Nashville, Tennessee 37205

Send Tax Bills To:
NORWEST MORTGAGE, INC.
405 SW FIFTH STREET
DES MOINES, IA 55309

Street Address of Subject Property:
1028 Davidson Road
Nashville, Tennessee 37205

Map-Parcel No:
115-03-105
FB# 8DZ 53530

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN MICHAEL PEELER AND WIFE, MELISSA THRASHER PEELER**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **VICTOR T. FORTE, IV AND WIFE, ANDREA L. FORTE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Crestmeade, Section I, of record in Book 2331, page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Michael Peeler and wife, Melissa Thrasher Peeler, by deed from Margaret S. Bettis, of record in Book 8686, page 293, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

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1. 1999 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 2331, page 153, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 2602, page 129, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 29th day of July, 1999.

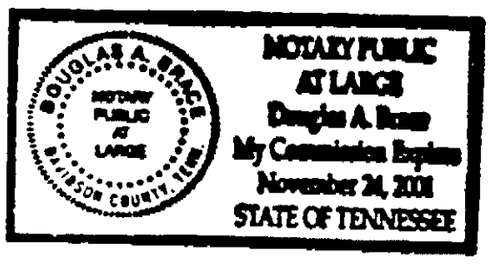
JOHN MICHAEL PEELER

MELISSA THRASHER PEELER

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 JOHN MICHAEL PEELER AND WIFE, MELISSA THRASHER PEELER, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 29th day of July, 1999.



NOTARY PUBLIC

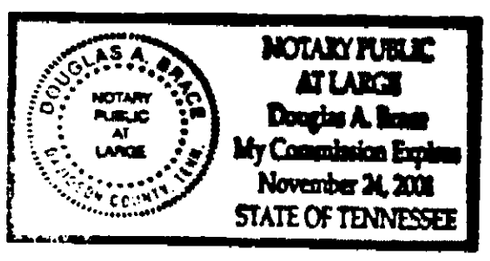
My commission expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $213,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 1999.



NOTARY PUBLIC

MY commission expires:_____

F:\RUBYE\WDPEELER.FOR

06204.38
IDENTIF. & REFERENCE
99 AUG -4 PM 2:42
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11606 PAGE 110

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

06204438

IDENTIFICATION REFERENCE

99 AUG -4 PM 2:42

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	213000.00
CON TX	788.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	803.10
CHECK	803.10

08/04/99 01 14:48 0001 1947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500155