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 $ 193,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 1999

Notary Public

My Commission Expires: 10-31-01

BOOK 11688 PAGE 170

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PETER G. FERRE 918 Kirkwood Avenue Nashville, Tennessee 37204	North American 2 Crowne point ct. ste 190B Cincinnati, OH 45241	MAP 118-1 PARCEL 432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THREE THOUSAND AND NO/100---------- ($ 193,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, ELIZABETH McCARTER, unmarried

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PETER G. FERRE, MARRIED

hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southwest part of a lot marked "Mrs. Ring's Lot" on the map of W.D. Gale's Kirkwood Addition of record in Book 332, page 76, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 87.0 feet on the northerly margin of Kirkwood Avenue, formerly Vaulx Lane, and extends back 167.0 feet on the easterly line and 178.5 feet on the westerly line to an alley line in the rear, measuring 84.0 feet thereon.

BEING the same property conveyed to Elizabeth McCarter, a single person, by deed from Michael J. D'Andrea and Judy Daniels, both single persons, of record in Book 8196, page 233, Register's Office for Davidson County, Tennessee.

This is improved property known as 918 Kirkwood Avenue, Nashville, Tennessee 37204

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, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a 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 Pt of Mrs. Ring's Lt map of W.D. Gale's Kirkwood Add of record in Book 332, page 76, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and bind s herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of September, 19 99.

ELIZABETH McCARTER

MITCHELL A. WHITE
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 ELIZABETH McCARTER, unmarried, 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 this 30th day of September, 1999.

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

0642580

RECEIVED FOR REFERENCE

99OCT-4 PM 2:24

REGISTER
DAVIDSON COUNTY, TN.

RECORDED 10/04/99 0101 OSHEOK 725.10

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

064258O

...ERENCE

99 OCT -4 PM 2:24

REGISTER
...COUNTY, TN.

CAMT
153000.00
COM TX 714.10
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 725.10
CHECK 725.10

10/04/99 01 14:27 0001 5601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523490