THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
326 Washington Square
222 Second Avenue, North
Nashville, TN 37201
(615) 259-9222

Davidson County DEEDWARR
Recvd: 01/21/03 14:35 2pgs
Fees:13.00 Taxes:452.66
20030121-0008348

WARRANTY DEED IN LIEU OF FORECLOSURE

Address of New Owner:	Send Tax Bills To:	Map/Parcel No:
THE BANK OF NASHVILLE **PO Box 198986** **Nashville, TN 37219-8986**	**Same**	**92-4-14**

FOR AND IN CONSIDERATION of satisfaction of the debt owed by Dr. Sheila R. Peters (unmarried) ("Grantor") to The Bank of Nashville ("Grantee"), secured by a Deed of Trust executed by Grantor to T. Wayne Hood, Trustee, of record in Book 10603, Page 952, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and by these presents does transfer and convey unto The Bank of Nashville all of her right, title, and interest in and to that certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being parts of Lots No. 196, 197, and 198 in Hardings Second Addition to Nashville, Tennessee, which plan is of record in Book 21, page 58, of the Register's Office for Davidson County, Tennessee.
>
> Said part of said lots 196, 197, and 198 fronts 40 feet on the easterly side of 16th Avenue, North, and runs back along the northerly margin of an alley 132 feet to a dead line.
>
> Being the same property conveyed to Dr. Sheila R. Peters by John Edward Jordan III, by instrument of record in Book 10603, page 949, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 1018 16th Avenue North, Nashville TN 37208.
>
> The above description was taken from a previously recorded deed and no new survey was done.

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, its successors and assigns forever. Grantor does covenant 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 shown above. Grantor does further covenant and bind herself and her heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the unlawful claims of all persons whomsoever.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to said land.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 13th day of January, 2003.

Sheila R. Peters
DR. SHEILA R. PETERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public at Large in and for said State, Dr. Sheila R. Peters, 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 13th day of January, 2003.

Angela Rice
Notary Public

My Commission Expires: March 25, 2006

THE BANK OF NASHVILLE:

By: Ellen Hackett VP
Ellen Hackett, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public at Large in and for said state, Ellen Hackett, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged herself to be the Vice President of The Bank of Nashville, the within named bargainor, and that she, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as said Vice President.

Witness my hand and official seal at office this 13th day of January, 2002.

Angela Rice
Notary Public

My Commission Expires: March 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $122,340.17

Ellen Hackett VP
Affiant

Subscribed and sworn to before me

this 13th day of January, 2003.

Angela Rice
Notary Public at Large

My Commission Expires: March 25, 2006

ANGELA RICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006