THIS INSTRUMENT PREPARED BY: Mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

4514 07/30 0101 03CHECK 101.05

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sam Peden, et ux 142 Basswood Dr. Hendersonville, Tn. 37075	Same as New Owner	Map 53-3 Parcel 12 ID No. 4D 40870

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DAVID ALLMON and wife, PATRICIA ALLMON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto SAM PEDEN and wife, SHERYL PEDEN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 148, Section "C", Village of Old Hickory, as shown on the plan recorded July 16, 1948, Book 1424, in the Register's Office for Davidson County, Tennessee; fronting 59.0 feet on Berry Street, containing 0.09 acres, more or less.

Subject to and/or reserving one (1) permanent easement 15.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to David Allmon and wife, Patricia Allmon by deed from Bart W. Ray, William L. May and wife, Roberta May of record in Book 8141, page 38, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable and which have been prorated between the parties and will be paid in full, by the GRANTEE, when due; and

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 66, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 27th day of July, 1990.

David Allmon
DAVID ALLMON

Patricia Allmon
PATRICIA ALLMON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID ALLMON and wife, PATRICIA ALLMON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of July, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $28,500.00.

Sam Peden
Affiant

Sworn to and subscribed before me, this the 27th day of July, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

45077

ENTITLE REFERENCE

JUL 30 9 56 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 482

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 28500.00
CON TX 94.05
PRFEE 1.00
WDEED 6.00
TOTAL 101.05
CHECK 101.05

07/30/90 01 09:58 0001 4514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45077

IDENTIFICATION REFERENCE

JUL 30 9 56 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 341292