THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL 12TH FLOOR FIRST AMERICAN CENTER NASHVILLE, TN 37238-1230 PHONE: (615) 256-1577 RECORDERS MEMO LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $42,500.00. Affiant SUBSCRIBED AND SWORN to before me this 29th day of June, 2005. Notary Public My Commission Expires: 2-13-05

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
RODNEY JOHN FEGER, ET UX, PATRICIA MARGARET FEGER 762 Peach Orchard Dr. Nashville, TN 37204	SAME	132-15-68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EMANUEL SCHATTEN, TRUSTEE, with full power to sell, transfer, convey, mortgage, lease or assign without the joinder of any beneficiary,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RODNEY JOHN FEGER, ET UX, PATRICIA MARGARET FEGER,** hereinafter the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Peach Orchard Hill of record in Book 6250, Page 728, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to EMANUEL SCHATTEN, TRUSTEE, with full power to sell, transfer, convey, mortgage, lease or assign without the joinder of any beneficiary, by deed from GEORGE HICKS, TRUSTEE, of record in Book 6710, Page 632, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 762 Peach Orchard Dr., Nashville, TN 37204.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantee that said Grantor is lawfully seized and

possessed of said land in fee simple, has a good right to convey, and the same is unencumbered, except this conveyance is expressly subject to the following:

1. Matters shown on the Plan of record in Book 6250, Page 728, said Register's Office.

2. Restrictive Covenants contained instrument of record in Book 6701, Page 618, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8102, Page 836, and Book 8118, Page 383, said Register's Office.

4. Real Estate Taxes for current year which have been prorated between the parties.

Grantor does further covenant and bind itself, its heirs, successors and/or assigns and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

93 JUN 29 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDE ↑ REFERENCE

WITNESS MY HAND this the 29th day of June, 1993.

EMANUEL SCHATTEN, TRUSTEE with full power to sell, transfer, convey, mortgage, lease or assign without the joinder of any Beneficiary.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EMANUEL SCHATTEN, TRUSTEE, with full power to sell, transfer, convey, mortgage, lease or assign without the joinder of any beneficiary**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June 1993.

RueLee Anglin
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
2-13-95

3487 6/29 0101 03CHECK 169.95

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

RECEIVED OF _____

FOR _____

BOOK 8997 PAGE 573

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		PRFEE - PROBATE FEE

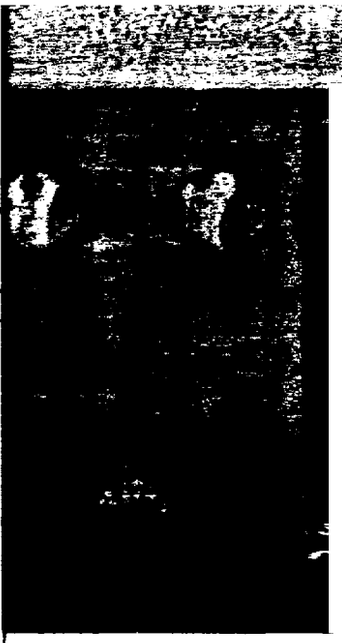
TYPE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	43500.00
			CON TX	160.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	169.95
			CHECK	169.95

06/29/93 01 14:43 0001 3442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE

93 JUN 29 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 668632