This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 9029 PAGE 402

ADDRESS NEW OWNER:
Peter A. Pearson Jr and Jennifer A. Brown
4324 Valley Grove Drive
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Lincoln Service Mortgage Corporation
P.O. Box 989
Owensboro, KY 42302-0989

MAP AND PARCEL:
MAP 087-09-0
GROUP
PARCEL 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard Puncochar, Richard Nelson, and Esmond Harding, tenants in common** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter A. Pearson Jr and Jennifer A. Brown, tenants in common**, hereinafter called 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 Number 111 on the Plan of Section 7 Valley Grove, of record in Plat Book 5800 at page 246, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard Puncochar, Richard Nelson, and Esmond Harding, tenants in common by deed from Oakcrest Properties I dated March 19, 1993, as of record in Deed Book 8892, Page 754, Registers's Office for Davidson County, Tennessee.

This is improved property known as 4324 Valley Grove Drive, Hermitage, TN 37076. Possession is to be given on July 26, 1993.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Peter A. Pearson Jr and Jennifer A. Brown, tenants in common**, their heirs and assigns, forever; and we, **Richard Puncochar, Richard Nelson, and Esmond Harding, tenants in common** 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 the same is unencumbered unless otherwise herein set out; and we 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any

gender shall be applicable to all genders.

Witness our hands this the 26th day of July, 1993.

Richard Puncochar

Richard Nelson

Esmond Harding

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Richard Puncochar, Richard Nelson, and Esmond Harding, tenants in common** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at office, Tennessee, this the 26th day of July, 1993.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 4/24/95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,950.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of July, 1993.

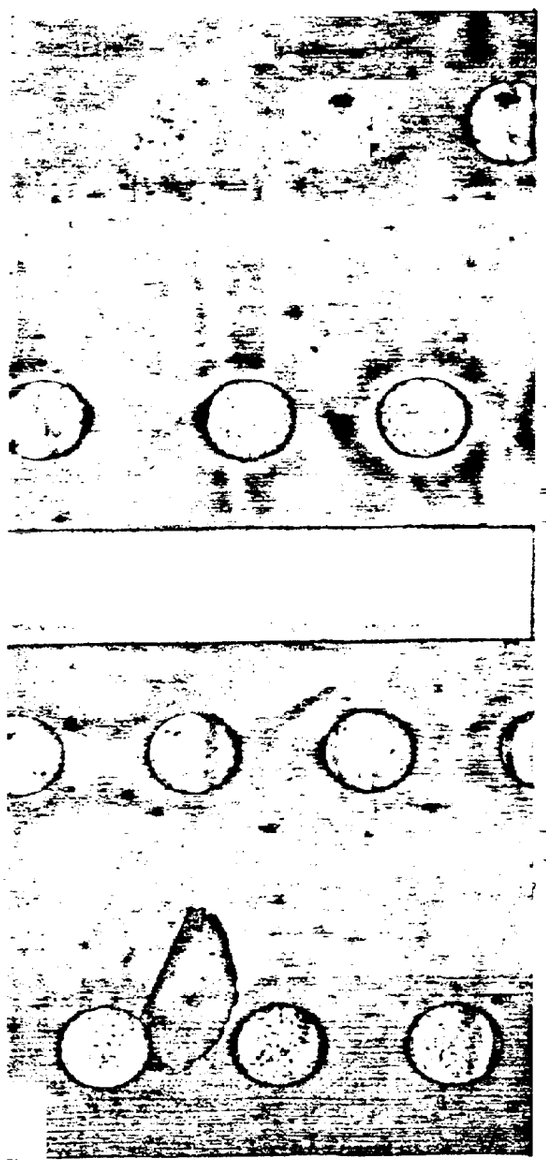
John M. Lee
NOTARY PUBLIC
My Commission Expires: 4/24/95

46152
IDENTIF. & REFERENCE

93 JUL 29 PM 2:18
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9504 07/29 2101 030-ECK 230.63



OFFICIAL RECEIPT
FELIX Z. WILSON, II
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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				AMT 59950.00
				CON TX 221.63
				PRFEE 1.00
				MREED 8.00
				TOTAL 230.63
				CHECK 230.63
		07/29/93	01	14:13 0001 9504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46152
IDENTIF. ✦ REFERENCE

93 JUL 29 PM 2:18
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 679841