BOOK 10196 PG 249

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Mark Peden	Southeastern Mortgage of Tennessee, Inc.	MAP and PARCEL
	Attn: Tax Dept.	
3814 Burrus Street	565 Marriott Drive, Ste. 250	61-14-129
Nashville, TN 37216	Nashville, TN 37214	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Maynard Martin Peden, Jr. married, and Will A. Peden, married, and Maynard Martin Peden, Jr. as Trustee,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mark Peden, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 69 on the map of the subdivision of the Maplewood Home Tract, as of record in Book No. 421, Page 174, of the Register's Office for Davidson County. Said Lot No. 69 fronts 100 feet on the easterly side of Burrus Street and extends back between parallel lines 225 feet to the rear line of Lot No. 40.

Being the same property conveyed to Maynard Martin Peden, Sr. Revocable Trust, by quitclaim deed from Maynard Martin Peden, Sr., of record in Book 9002, Page 941, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Maynard Martin Peden, Jr. and Will A. Peden pursuant to The Maynard Martin Peden, Sr. Revocable Trust of record in Book 10196, Page 244, said Register's Office.

This is property with a common address of 3814 Burrus Street, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 421, Page 174, said Register's office and all matters therein; 3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4337, Page 99, said Register's office.

Grantors warrant that they have never lived in said property as married people.

0226976 IDENTIF. ↑ REFERENCE

96 SEP 19 AM 10:55 DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $50,000.00

Affiant

Subscribed and sworn before me this 10th day of September, 1996.

Notary Public

My Commission Expires: 5/23/98

0327 09/19/96 01:31 03CHECK 194.00

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **10th** day of **September, 1996.**

Maynard Martin Peden, Jr.

Will A. Peden

Maynard Martin Peden, Jr., Trustee

BY: Maynard M. Peden, Jr.
Attorney-in-Fact
all in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Maynard Martin Peden, Jr.**, with whom I am personally acquainted, or who 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, this **10th** day of **September, 1996.**

Notary Public
My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Maynard M. Peden, Jr.**, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Will A. Peden**, and is authorized by **Will A. Peden** to execute this instrument on his/her behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith.

Witness my hand and official seal at **Nashville,** Tennessee, this **10th** day of **September, 1996.**

Notary Public
My Commission Expires: 5/23/98

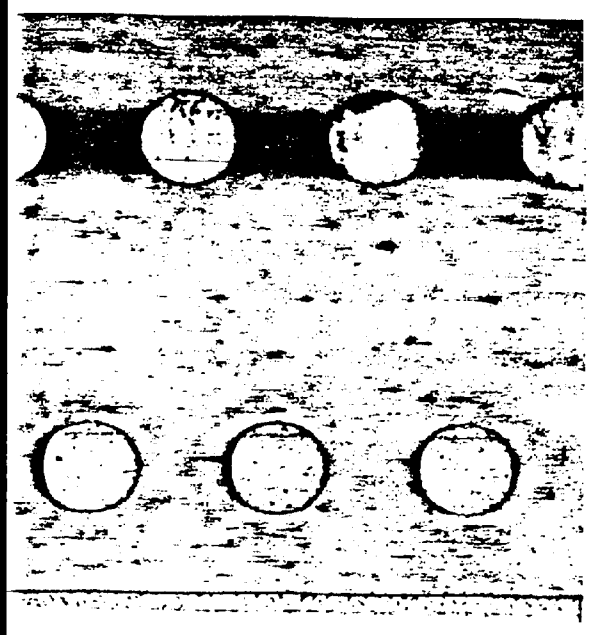
STATE OF TENNESSEE
COUNTY OF DAVIDSON

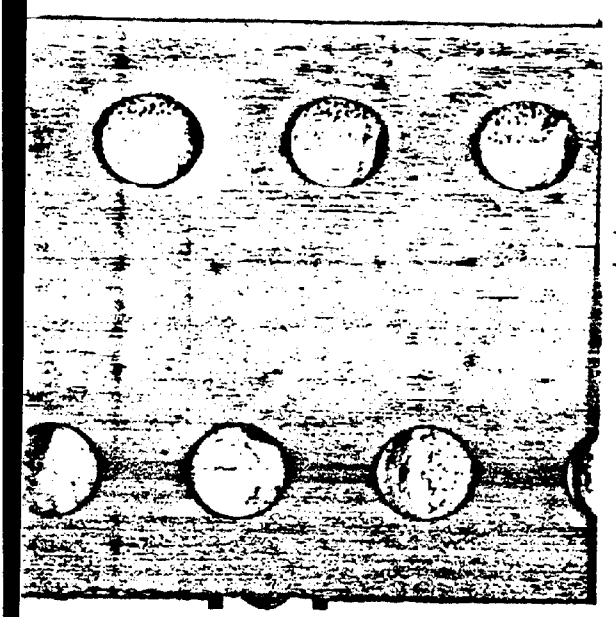
Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Maynard Martin Peden, Jr., with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to be th Trustee, of The Maynard Martin Peden, Sr. Revocable Trust, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal, this **10th** day of **September, 1996.**

Notary Public
My Commission Expires: 5/23/98

File No. 9609-373





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10193 PG 251

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

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

09/19/96 01 10:58 0001 0317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226976
IDENTIF. # REFERENCE

96 SEP 19 AM 10:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032743