RECORD AND RETURN TO:
Box 35 00285372

# WARRANTY DEED

BOOK 10776 PG 641

File No: 00285372

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dan Hedrick | Prinicipal Residential | MortMap 82-09 |
| [NAME] | [NAME] | |
| 3010 West End Ave Apt 6A | 711 High Street | Parcel 462 |
| [STREET ADDRESS OR ROUTE NUMBER] | [STREET ADDRESS] | |
| Nashville TN 37203 | Des Moines, Iowa 50392 | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Bradley E. Peck, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Dan Hedrick and wife, Helen Hedrick

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. My Commission Expires SEPT. 8, 2001

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 128,000.00

Subscribed and sworn to before me, this the 30TH day of JANUARY, 19 98.

Affiant

My Commission Expires: 09/08/01 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved ( X ) property known as 1225 5th Avenue, North, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 30TH day of JANUARY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bradley E Peck

STATE OF Tennessee
COUNTY OF Williamson

BOOK 10776 PG 642

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Bradley E. Peck, unmarried

the within named bargainor(s), 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 Williamson COUNTY, Tennessee, this 30TH day of JANUARY, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public
Linda V. Jones

Commission expires 09/08/01

My Commission Expires SEPT. 8, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

**WARRANTY DEED**

**FROM**

_____

**TO**

_____

_____

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

BOOK 10776 PG 643

Land in Davidson County, Tennessee, being Lot No. 2-B on the plan of Zone Lot Division of Lot No. 2 and part of Lot No. 1 Ratterman's Subdivision of Lots No. 87, 88, 89 & 90, of record in Book 5800, page 342, Register's Office for said County.

Said Lot No. 2-B fronts 27.69 feet on the westerly margin of 5th Avenue North and extends back 170.93 feet on the northerly line and 170.93 feet on the southerly line to an alley in the rear, measuring 27.82 feet thereon.

Being the same property conveyed to Bradley E. Peck by deed from Mark J. Coddington and wife, Patricia S. Coddington, of record in Book 9085, page 129, Register's Office for Davidson County, Tennessee.

0395728

IDENTIF. & REFERENCE

98 FEB -2 AM 9:53

DAVIDSON COUNTY, TN.

8081 02/02 0101 03CHECK 486.60

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

RECEIVED OF _____

FOR _____

BOOK 10776 PG 644

| | | |
|---|---|---|
| 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 | 128000.00 |
| CON TX | 473.60 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 486.60 |
| CHECK | 486.60 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/98 01 09:52 0001 8081

98 FEB -2 AM 9:53

REGISTER
DAVIDSON COUNTY, TN.

0395728
IDENTIF. # REFERENCE

No. 1248651