BOOK 10796 PG 276

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

x Christy Dawn Wyatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 98

Bertie J Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Dawn Wyatt (NAME)	Franklin American (NAME)	Map 53-6B
1829 Merritt Street (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	Parcel 133
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB# 4D94630

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joe A. Peach, Jr. and Marion Lynn Peach, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy Dawn Wyatt

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 No. 154 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe A. Peach, Jr. and wife, Marion Lynn Peach by deed from J & M Homebuilders, Inc., a Tennessee Corporation, of record in Book 9660, Page 702, Register's Office for Davidson County, Tennessee.

The said Joe A. Peach, Jr., and Marion Lynn Peach having since divorced.

0401157
IDENTIF. ← REFERENCE

98 FEB 17 PM 1:00
REGISTER'S OFFICE DAVIDSON COUNTY, TN

3915 02/17 0101 03CHECK 386.40

unimproved ( )
This is improved (X) property, known as 1829 Merritt Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 13th day of February 19 98

X Joe A Peach Jr.
Joe A. Peach, Jr.

X Marion Lynn Peach
Marion Lynn Peach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe A. Peach, Jr. and Marion Lynn Peach

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes the[illegible]. Witness my hand and official seal at Goodlettsville Tennessee, this 13th day of February, 19 98.

Commission expires 11-27-99

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

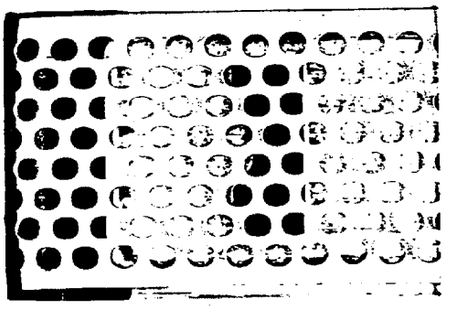
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public



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

RECEIVED OF _____

FOR _____

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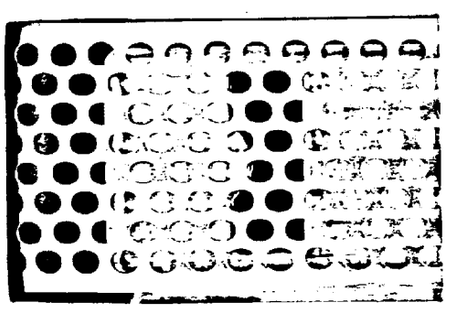
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL ~~396.40~~
CHECK ~~396.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/17/98 01 12:59 0001 3915



0401157
IDENTIF. ↑ REFERENCE

98 FEB 17 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1254425