This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201
File #9900523

Ret to:
TITLE ENTERPRISES, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

TITLE ENTERPRISES, LLC
214 Centerview Dr., Ste. 225
Brentwood, TN 37027

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WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) JEROME GRAFF	(NAME) SAME	Map 149-020-A
(STREET ADDRESS) 1100 Woburn Way	(STREET ADDRESS)	Parcel 44.00
(CITY) Antioch (STATE) TN (ZIP) 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* **ANNA PEEPLES GUNTHARP and JAMES WILSON SPECK AND WIFE, SARA PAULETTE SPECK** *have this day bargained and sold, and do hereby transfer and convey unto* **JEROME GRAFF**, *the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee and being Lot No. 44 on the Plan of Piccadilly Square, Phase 1, of record in Book 5200, page 720-722, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steve Mark Peeples and wife, Anna Peeples and James Wilson Speck and wife, Sara Paulette Speck by deed from Mark E. Williams and wife, Pamela C. Williams being recorded in Book 9941, page 917, Registers Office for Davidson County, Tennessee. The said Steve Mark Peeples and Anna Peeples having since divorced and Anna Peeples is now known as Anna Peeples Guntharp.

Being the same property conveyed from Steve Mark Peeples to Anna Peeples Guntharp in a Quitclaim Deed being recorded simultaneously herewith.

Keith Guntharp, spouse of Anna Peeples Guntharp, joins in this deed to convey any homestead or marital rights he may have in property.

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed and sworn to before me this the 1st *day of September* 1999

NOTARY PUBLIC AT LARGE
Commission exp 8-19-2001

My commission expires: 8-19-2001

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Notary Public

This is improved property, known as 1100 Woburn Way, *(House Number) (Street)* Antioch, Tennessee *(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 Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (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.

Anna Peeples Guntharp

Keith Guntharp
by Anna Peeples Guntharp, Attorney-in-Fact

James Wilson Speck

Sara Paulette Speck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNA PEEPLES GUNTHARP**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1999.

Notary Public
My Commission Expires: 9/29/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH GUNTHARP by ANNA PEEPLES GUNTHARP, Attorney-in-Fact**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for and on behalf of **KEITH GUNTHARP** for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1999.

Notary Public
My Commission Expires: 9/29/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES WILSON SPECK**, 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 September, 1999.

Notary Public
My Commission Expires: 9/29/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARA PAULETTE SPECK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville Tennessee, this 29th day of September, 1999.

Notary Public
My Commission Expires: 9/29/2002

ENCUMBRANCES:

1. 1999 Davidson County Taxes a lien, now due and payable in the amount of $874.50.

2. Subject to setback lines, easements and all matters, etc., of record in Plat Book 5200, page 720-722, Registers Office of Davidson County, Tennessee.

3. Subject to Declarations of Covenants, Conditions and Restrictions of record in Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; and re-recorded in Book 6306, Page 833 and further amended in Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; amended in Book 6518, Page 190 and Book 80832, Page 386, said Registers Office.

4. Subject to Charter of Piccadilly Square Homeowners Association of record in Book 7288, Page 963, said Registers Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

10/06/1999 02:CHECK 344.00

99OCT-6 AM10:07

06436673

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0643673

REFERENCE

99 OCT -6 AM 10:08

[illegible]
[illegible] TN.

[illegible]	$0000.00
[illegible]	333.00
[illegible]	1.00
[illegible]	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

[illegible] 01 10:11 0001 6754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524632