THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Instr:200002010010186 Page: 1 OF 3
REC'D FOR REC 02/01/2000 9:13:30AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $691.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 187,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2000

Notary Public

My Commission Expires: 2-18-2004

NOTARY PUBLIC AT LARGE · WILLIAMSON CO. TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
GREGORY J.PEASE 800 Boscobel Street Nashville, Tennessee 37206	BANK OF AMERICA 2069 Northlake Parkway Tucker, Georgia 30084	MAP 82-16 PARCEL 334

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY SEVEN THOUSAND AND NO/100---------- ($ 187,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, REBECCA L. WINGO, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GREGORY J.PEASE AND WIFE, STEPHANIE L.PEASE hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Rebecca L. Wingo, unmarried, by deed from Spain Enterprises, LLC, of record in Book 10974, page 599, Register's Office for Davidson County, Tennessee.

This is improved property known as 800 Boscobel Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of William's Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, _her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I_ have hereunto set _my_ hand___on this the __31st__ day of __January___, 2000_.

Rebecca L. Wingo
REBECCA L. WINGO

_____

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REBECCA L. WINGO, UNMARRIED, the 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 this __31st__ day of __January, 2000___.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ acknowledged _____to be the _____ and _____ respectively of the _____ _____ 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 this _____day of _____.

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 123 and the northwest corner of Lot No. 124 on the map of William's Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County and described according to a survey thereof made April 21, 1945 by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence, with the margin of the same, easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence, along the east line of the sidewalk, northerly 47.25 feet to the southerly margin of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the South line of Bocobel Street, westerly 61.25 feet to the point of beginning.