PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 91-16-90

Instr:20000508004584 4 Page: 1 OF 2
REC'D FOR REC 05/08/2000 8:30:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $640.10

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **May, 2000** between **Travis E. Beasley and wife, Malinda H. Beasley** , GRANTOR, and **Vincent R. Peach, a single man, and Angela Peach, a single woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

BEING the western forty-five feet of Lot No. 503 and the eastern ten feet of Lot No. 505 Block 23 of Charlotte Park First Addition, a plan of which is recorded in the Register's Office of Davidson County, Tennessee.

The said parts of the said lots front together fifty-five feet on the north side of Third Avenue (now Nevada Avenue) and extends back between parallel lines, northwardly one hundred eighty feet to an alley twenty feet wide.

BEING the same property conveyed to Travis E. Beasley and wife, Malinda H. Beasley by deed from Nancy Hampton Ligon and William Gordon Hampton and Martin Floyd Hampton and Darren Ray Hampton of record in Book 10832, page 337, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to the 2000 property taxes, which have been prorated, Grantee to pay, and further subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Travis E. Beasley
Signature of Seller

Malinda H. Beasley
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Travis E. Beasley and wife, Malinda H. Beasley** , the within named bargainors, 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 therein contained.

Witness my hand, at office, this **3rd** day of **May, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7-27-2002

Name and Address of Property Owner:

Vincent R. Peach and Angela Peach
4602 Nevada Avenue
Nashville, Tennessee 37209

Property Address:

4602 Nevada Avenue
Nashville, Tennessee 37209

Person Responsible for Taxes:

Union Planters, N.A.
7130 Goodlett Farm Parkway
Cordova, TN 37018

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$173,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **May, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027