Instr:200008240083691 Page: 1 OF 2
REC'D FOR REC 08/24/2000 9:32:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

+ Patricia A Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2000.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

HENRY E. RAGLAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Patricia A. Walker 1327-A 7th Avenue N. Nashville, TN 37208	New Owner	082-09-19.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Earl Pegues, unmarried**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Patricia A. Walker, unmarried**, hereinafter called Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No. 40-A, Zone Lot Division of Lot 40 of the Resubdivision of Lot 40 of North Nashville Real Estate Company's Plan of Lots, of record in Plat Book 21 at page 105 and as amended in Book 6200 at page 424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Earl Pegues, unmarried, by warranty deed from Nancy C. Watkins and Edward L. Swinger, both unmarried persons, of record in Book 9437, Page 310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

b. All matters appearing on the Plan of record in Plat Book 6200, page 424, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1327-A 7th Avenue N., Nashville, Tennessee 37208.

NS 3532

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all person 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 MY HAND this 16th day of August, 2000.

Earl Pegues, unmarried

8/16/00

STATE OF MICHIGAN
COUNTY OF SAGINAW

Personally appeared before me, the undersigned authority, Earl Pegues, unmarried, within named bargainors, 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 this the 16th day of August, 2000.

Notary Public

My commission expires:

JENNIFER A. CLEMENTS
Notary Public, Saginaw County, MI
My Commission Expires July 27, 2001