WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Susan D Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER 2000

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
LARRY J. CRAIG
CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/04/00 08:25 2pgs
Fees:11.00 Taxes:251.23
20001004-0098168

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN D. PEACH (NAME)	SOUTHEASTNERN MORTGAGE OF TN (NAME)	MAP 64-09
4244 OLD HICKORY BOULEVARD (ADDRESS)	115 29th AVENUE SOUTH (ADDRESS)	PARCEL
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	123

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, CLYDE POWERS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUSAN D. PEACH, UNMARRIED

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. 6 and the southerly one-half of Lot No. 7, Block 4 of the Plan of Berryville, as of record in Book 421, page 117, in the Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot 6 and part of Lot 7 front together 75 feet on the east side of Jones Bend Road, now Old Hickory Boulevard, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to CLYDE POWERS, UNMARRIED by Deed of record in Book 10114, page 585, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This instrument was prepared based upon information furnished by NBC Title and without the benefit of a title examination by Closing & Title Services, Inc.

unimproved ( )
This is improved (X) property, known as 4244 OLD HICKORY BOULEVARD, 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 MY hand this 29 day of SEPTEMBER 2000

Clyde Powers
CLYDE POWERS

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 CLYDE POWERS, UNMARRIED

the 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 GOODLETTSVILLE, Tennessee, this 28th day of SEPTEMBER, 2000.

Commission expires 4-28-04

Notary Public

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 the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ 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 _____.

My commission expires _____

Notary Public