WARRANTY DEED

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires SEPT 6, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Nancy J. Peddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of January, 2001.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy J. Peddy	NEW OWNERS	163-11-C
(NAME) 511 Upsall Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	24.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Frances G. Hendrix**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nancy J. Peddy** herereinafter 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:

Land in Davidson County, Tennessee, being Unit No. 24 on the Plan of Revised Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as amended in Book 7524, page 552 of Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frances G. Hendrix by Warranty Deed of record in Book 9200, page 667, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plan of record in Plat Book 6900, page 632; as amended in Book 7524, Page 552; all of the Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance for common area of record in Book 7461, Page 565; Book 7552, Page 83; and amended in Book 7552, Page 697 of said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7461, page 530, as amended in Book 7464, Page 967 and in Book 7508, Page 659 of Register's Office for Davidson County, Tennessee; Charter of record in Book 7483, Page 989, as amended in Book 8154, Page 962 of said Register's Office.

This is unimproved ( )
improved(x) property, known as 511 Upsall Drive Antioch TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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/our hand(s) this 31st Day of January, 2001.

Davidson County DEEDWARR
Recvd: 02/02/01 09:58 2pgs
Fees:11.00 Taxes:444.00
20010202-0010301

Frances G. Hendrix

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Frances G. Hendrix, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of January, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001