PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **May, 2001** between **TEE T. PEACOCK**, GRANTOR, and **EDD R. TURNER,III and CHARLES GIBSON, JR., AS TENANTS IN COMMON**, GRANTEE.

WITNESSETH: 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:

LAND in Davidson County, Tennessee, being the north 35 feet of Lot No. 32 on the Map of D.T. McGavock's Plan of 56 lots, as of record in Book 21, page 64, Register's Office for said County, and also being the north 35 feet of Lot No. 77 in D.T. McGavock's Plan of Lots, as of record in Book 11, page 393, said Register's Office.

SAID part of said lot fronts 35 feet on the westerly side of 4th Avenue North, and runs back between parallel lines along the south margin of Coffee Street, 165 feet more or less, to an alley.

BEING the same property conveyed to Harry J. Peacock and wife, Tee T. Peacock by deed from John Allen Bruce and wife, Julie Norris Bruce, Register's Office, Davidson County, Tennessee. The said Harry J. Peacock having since died and leaving Tee T. Peacock as the sole owner of the referenced property.

The said Tee T. Peacock has executed a Power of Attorney as of record in Instrument No. 20000814008040O confirming that Katherine Mealy is her attorney-in-fact.

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.

Tee T. Peacock, by
Katherine Mealy
Attny in fact

TEE T. PEACOCK
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/05/01 12:53 2pgs
Fees:11.00 Taxes:11.10

20010605-0058247

POWER OF ATTORNEY
STATE OF Oregon)
COUNTY OF Washington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE MEALY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **TEE T. PEACOCK, a widow** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **TEE T. PEACOCK**, as evidenced by Power of Attorney of record in Instrument No. 20000814080400.

OFFICIAL SEAL
JO ANN M. RALSTON
NOTARY PUBLIC-OREGON
COMMISSION NO. B317417
MY COMMISSION EXPIRES OCT. 26, 2002

Witness my hand, at office, this 30 day of May, 2001.

Jo Ann M. Ralston
Notary Public

My Commission Expires: 10-26-2002

Name and Address of Property Owner:

EDD R. TURNER, III & CHARLES GIBSON, JR.
755 HILL ROAD
BRENTWOOD, TN 37027

Property Address:

1835 4TH AVENUE NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Parcel #: 81-8, 299.

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 **$3,000.00**, 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.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of May, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 28, 2002

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076