18A
MSP

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number
Barbara F. Peek 151 Una Recreation Road Nashville, Tennessee 37217	Same	135-295

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GUN CITY U.S.A., INC., a Tennessee corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto BARBARA F. PEEK, a widow and resident of Davidson County, Tennessee ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is unimproved property known as a three acre tract of land located on the west side of Una Recreation Road immediately north of and adjacent to the house and lot located at 151 Una Recreation Road, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hand this 7th day of June, 2001.

Attest:

Larry W. Hickerson

Larry W. Hickerson,
Secretary/Treasurer

GUN CITY U.S.A., INC.

By: Cynthia L. Arp, President

Cynthia L. Arp, President

Davidson County DEEDWARR
Recvd: 06/20/01 14:15 4pgs
Fees:19.00 Taxes:136.85

20010620-0065463

2187995.1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Cynthia L. Arp and Larry W. Hickerson, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the President and Secretary/Treasurer, respectively, of GUN CITY U.S.A., INC., a Tennessee corporation, and are authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 7th day of June, 2001.

Notary Public

My Commission Expires:

Sept. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $36,987.00.

Affiant

Sworn to and subscribed before me this 17th day of June, 2001.

Notary Public

My Commission Expires:

May 26, 2002

EXHIBIT A

PROPERTY DESCRIPTION

Land in the Second Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pipe on the westerly margin of Una Recreation Road at a common corner with Ralph Morris thence westerly with line of Ralph Morris 701 feet to an iron pipe at fence; thence northerly with fence 165 feet to an iron pipe at corner with Wallace; thence easterly with line of Wallace 654 feet to iron pipe in westerly margin of Una Recreation Road; thence southerly with said margin of said Road 210 feet to point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Gun City U.S.A., Inc., by deed of record in Book 4965, page 33, Register's Office for Davidson County, Tennessee. The above description is the same as that contained in the aforesaid deed.

EXHIBIT B

EXCEPTIONS TO TITLE

1. 2001 real property taxes, a lien, but not yet due and payable.