THIS INSTRUMENT PREPARED BY: **Kathryn H. Pennington** **PENNINGTON & EDMONDSON, PLC** **3011 Armory Drive** **Suite 270** **Nashville, Tennessee 37204** **(615) 744-3900** Davidson County DEEDWARR Recvd: 07/30/01 15:35 2pgs Fees:13.00 Taxes:2682.50 20010730-0080680	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** **The actual consideration or value, whichever is greater for this transfer is $725,000.00.** **AFFIANT** **Subscribed and sworn to before me, this 26th day of July, 2001.** **Notary Public** **My Commission Expires:** 5/20/02

Address New Owners As Follows:
Douglas J. Pearce and wife, Michelle Catherine Pearce
1929 Edenbridge Way
Nashville, Tennessee 37215

Send Tax Bills To:
SAME

Map-Parcel Numbers:
Map 159-1, Parcel 4
Field Book FH-25846

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIAN K. LAMBALLE AND WIFE, MARY ANN R. SNOWDEN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS J. PEARCE AND WIFE, MICHELLE CATHERINE PEARCE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adrian K. Lamballe and wife, Mary Ann R. Snowden by Warranty Deed from Paul E. Cook, unmarried, of record in Book 8119, page 822, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions for Hound's Run of record in Book 7079, page 995, said Register's Office.
3. Matters which a correct survey of the property would reveal.
4. 2001 Taxes, a lien, but not yet due and payable, which have been prorated at closing and assumed by Grantees.

This is improved property known as 1929 Edenbridge Way, Nashville, Tennessee 37215.

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, his heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 26th day of July, 2001.

Adrian K. Lamballe

Mary Ann R. Snowden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADRIAN K. LAMBALLE AND WIFE, MARY ANN SNOWDEN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of July, 2001.

Notary Public

My Commission Expires: 5/26/02