WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/01 10:21 2pgs
Fees:13.00 Taxes:307.10

20010910-0097737

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Wayne Bernard Pyburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2000. 2001

Notary Public

My Commission Expires: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Peter A. Reddig and Joyce H. Reddig 509 Singer Drive Madison, Tn 37015	GMAC Mortgage Corporation 100 Witmer Road Horsham, Pa 19044-0963	43-6 270

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Wayne Bernard Pyburn**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Peter A. Reddig and Joyce H. Reddig, Husband and Wife**, hereinafter called Grantee, 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. 180, as shown on the plan of "Madison Park, Section 6", of record in Plat book 4300, page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Bernard Pyburn, by Quit Claim deed from Wayne Bernard Pyburn, Executor of the Estate of Richard Bernard Pyburn, of record in Instrument No. 20000106-0002046, Register's Office for Davidson County, Tennessee.. Also from Quit Claim deed from Larry Cox, Marion Eston Pyburn, Hilma Aileen Jones a/k/a Hilma A. Jones and Cheryl D. Cox, heirs of Aileene W. Pyburn, recorded simultaneously herewith in Instrument No.'s 20010910009729, 20010910009731, 20010910009733, and 20010910009735 of record in Register's Office for Davidson County, Tennessee. See Probate No. 99 P 511 for Richard Bernard Pyburn

This also being the same property previously conveyed to Richard B. Pyburn and Aileene W. Pyburn by Deed from James Russell Parker and Edna Alline Evans, of record in Book 8801, Page 806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2001 and subsequent years, a lien which is not yet due and payable.

The plan of record in Book 4300, page 58, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4431, page 591, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as **508 Singer Drive, Madison, Tn 37015.**

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 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 MY HAND_31st day of August, 2001.

Wayne Bernard Pyburn

Maureen D. Pyburn*

*Maureen D. Pyburn conveys any marital interest she may have in said property.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Wayne Bernard Pyburn, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 31st day of Aug, 2000.

Notary Public

My commission expires: 10/22/04

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, Maureen D. Pyburn, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purpose herein contained.

Witness my hand and official seal, in Smyrna, Tennessee, this 31st day of August, 2001.

Carolyn Gleaves
Notary Public

My Commission Expires: 4/20/04

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04