File: Box 13
#2734

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 01/30/02 08:43 2pgs
Fees:13.00 Taxes:506.53
20020130-0012747

WARRANTY DEED

THIS INDENTURE, made this 14TH day of DECEMBER, 2001 between **JANICE PEAK , UNMARRIED** of **DAVIDSON** County, Tennessee, First Parties, and

GERALD SCHIERA AND WIFE, NANCY SCHIERA

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

JANICE PEAK, UNMARRIED

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY , TENNESSEE , BEING LOT NO. 389 ON THE PLAN OF CAMDEN WOODS PHASE 1, OF RECORD IN BOOK 6900 , PAGE 697 AND 698 , REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 389 FRONTS 41.81 FEET ON THE SOUTHERLY MARGIN OF STROMBURY COURT AND EXTENDS BACK 105.35 FEET ON THE EASTERLY LINE AND 120.00 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 110.17 FEET THEREON.

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO THE RESTRICTIVE COVENANTS, LIENS AND OTHER MATTERS SET FORTH IN BOOK 5741 , PAGE 360 , BOOK 7620 , PAGE 561 , BOOK 7657 , PAGE 580 , AND BOOK 67675 , PAGE 926 , SAID REGISTER'S OFFICE , AND TO THE MATTERS SET FORTH IN THE ABOVE REFERENCED PLAN OF RECORD.

BEING ~~PART OF~~ THE SAME PROPERTY CONVEYED TO CHRIS PEAK AND WIFE , JANICE PEAK BY DEED FROM PHILLIPS BUILDERS, INC. OF RECORD IN BOOK 7802 , PAGE 433 , SAID REGISTER'S OFFICE. CHRIS PEAK BEING DECEASED.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOW DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Janice Peak
JANICE PEAK

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JANICE PEAK**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of Dec, 2001.

DEBORAH S. PTOMEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-07-04

My commission expires:
(NOTARY SEAL)

Deborah Ptomey
Notary Public
Printed name:

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
GERALD SCHIERA
309 STROMBURY COURT
HERMITAGE, TN 37076

RESPONSIBLE TAXPAYER:
MORTGAGE RESOURCES, INC.
404 BNA DR., SUITE 400
NASHVILLE, TN 37217

CLT#

MAP & PARCEL NO: 086-08-0 086.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 136,900.00.

(AFFIANT)

Subscribed and sworn to before me, this 20 day of DECEMBER, 2001

Notary Public
Printed Name Elizabeth E. Triplett

My commission expires 5/26/02

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.