RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40748 File Box "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/02 13:58 2pgs
Fees:13.00 Taxes:222.00

20020401-0039200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 60,000.00.**

X William E. Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **29TH DAY OF MARCH, 2002.**

Notary Public

MY COMMISSION EXPIRES: 5/28/02

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N., NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
WILLIAM E. PEACH 632 Durrett Dr. Nashville, TN 37211	**S A M E**	**61-3-88**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, MARTHA B. TUCK, as to the fee simple interest, and LEONA KATHERINE YARBOROUGH BAUCOM, as to the life estate,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM E. PEACH**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Map of Bradford Heights Subdivision, as of record in Book 1835, page 84, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description of metes and bounds.

Being part of the same property conveyed to Martha B. Tuck with a life estate in Leona Katherine Yarborough Baucom by Quitclaim Deed from Leona Katherine Yarborough Baucom, a widow, of record in Instrument Number 20000815-008092 and by deed from Mildred L. Sharp Baucom, of record in Book 5323, page 161, Register's Office for Davidson County, Tennessee.

Power of Attorney recorded in Book 6227, page 935, Register's Office for Davidson County, Tennessee.

This is improved property known as 1004 Joyce Lane, Nashville, Tennessee 37216

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 persons 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 29th day of March, 2002.

X Martha B. Tuck
MARTHA B. TUCK

Leona Katherine Yarborough Baucom
LEONA KATHERINE YARBOROUGH BAUCOM
By: MARTHA BAUCOM TUCK
By: Martha Baucom Tuck AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARTHA B. TUCK, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of March, 2002.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of March, 2002, before me personally appeared MARTHA BAUCOM TUCK to me known to be the person who executed the foregoing instrument in behalf of LEONA KATHERINE YARBOROUGH BAUCOM, A WIDOW, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said LEONA KATHERINE YARBOROUGH BAUCOM, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of March, 2002.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02