WARRANTY DEED

Box: 28-B

The actual consideration or value for this transfer is $ 245,500.00 .

Michael W Peek
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 1st day of APRIL , 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 04/02/02 16:19 2pgs
Fees:13.00 Taxes:908.35

20020402-0040091

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02020021

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Michael W. Peek, & Tara E. Peek 803 Riverside Drive Old Hickory, Tennessee 37138	New Owner	44 - 15 / 413.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Michael W. Peek and wife, Tara E. Peek, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **RANDY L. MOSER**, and wife, **LISA D. MOSER**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MICHAEL W. PEEK and wife, **TARA E. PEEK**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 189A on the Plan of Section A, Village of Old Hickory, of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 189A fronts 101.6 feet on the easterly side of Riverside Road and extends back 231.2 feet, more or less, on the southerly line and 340 feet, more or less, on the northerly line, to a line marking edge of water of Cumberland River as of March 6, 1947, on which it measures 262 feet, more or Less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is that tract situate on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th Civil District of Davidson County, containing 0.35 acre more or less and being that property conveyed to the United States of America on July 24, 1953 described in Deed of record in Book 2155, page 147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy L. Moser and wife, Lisa D. Moser by deed from B. A. Moser and wife, Edna A. Moser dated May 1st 1984, and of record in Book 6285, page 177, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:

2002 Property taxes are to be prorated and assumed by the GRANTEES.
Easements for rights of way shown in Book 626, page 556; Book 576, page 664; and Book 735, page 417; & Telephone line easement shown in Book 662, page 743, all of record in Davidson Co. Register's Office.
Riparian Rights associated with Old Hickory Lake, and the Cumberland River.

This is improved property known as: 803 Riverside Drive, Old Hickory, TN. 37138.

Witness our hands this 1st *day of* APRIL , *2002.*

Randy L. Moser
Randy L. Moser

Lisa D. Moser
Lisa D. Moser

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, the undersigned, a Notary Public in and for said County and State, the within named Randy L. Moser and Lisa D. Moser the bargainor(s), 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 at Nashville, Tennessee this 1st day of APRIL, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

DAVIDSON COUNTY TENN. JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE

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WARRANTY DEED

From: *Randy L. Moser and wife, Lisa D. Moser*

To: *Michael W. Peek and wife, Tara E. Peek*

Property:

803 Riverside Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy (Johnny) Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
37138, Tennessee 37201
(615) 256-5003