WARRANTY DEED

L-MFR-02-4602

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald D. Lee	Owner	
4602 Nevada Avenue (ADDRESS)	(NAME) (ADDRESS)	91-16-90
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VINCENT R. PEACH, A SINGLE MAN, AND ANGELA PEACH, A SINGLE WOMAN,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DONALD D. LEE AND WIFE, ROSE ANN LEE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the western forty-five feet of Lot 503 and the eastern ten feet of Lot No. 505 Block 23 of Charlotte Park, First Addition, a plan of which is recorded in the Register's Office of Davidson County, Tennessee.

The said parts of the said lots front together fifty-five feet on the north side of Third Avenue (now Nevada Avenue) and extends back between parallel lines, northwardly one hundred eighty feet to an alley twenty feet wide.

Being the same property conveyed to Vincent R. Peach and Angela Peach, both unmarried, by Deed dated May 3, 2000, filed for record on May 5, 2000 in Instrument No. 200005080045844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4602 Nevada Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 19th day of February, 2002.

Vincent R. Peach

Angela Peach

Davidson County DEEDWARR
Recvd: 08/06/02 15:19 2pgs
Fees:13.00 Taxes:795.50

20020806-0094677

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Vincent R. Peach , a single man, and Angela Peach, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2002.

My Commission Expires:

Notary Public

My Commission Expires JAN 31, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19th day of February, 2002.

My Commission Expires _____ _____

Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903