Davidson County DEEDWARR
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Fees:13.00 Taxes:122.10

20021106-0136836

This instrument prepared by:
MURFREE, COPE, HUDSON & SCARLETT, Attorneys
Murfreesboro, Tennessee 37130
From information furnished by the parties

NAME AND ADDRESS OF NEW OWNER:

HARPER PEACOCK & CURRY PEACOCK
1803 Heritage Court
M'boro, TN 37128

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED
Map/Parcel:148-14/228

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, CHRISTINE JO GALLEGOS, an unmarried person, CLIFFORD C. BIGGS and wife, LINDA J. BIGGS, have this day bargained and sold and do hereby transfer and convey unto HARPER PEACOCK, a married person, and CURRY PEACOCK, a married person, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74A, on the Plan of Haywood Forest, Section Three, of record in Plat Book 5800, page 234, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Jose F. Gallegos and Clifford C. Biggs and wife, Linda J. Biggs, by deed of record in Book 9233, page 966, in the Register's Office of Davidson County, Tennessee. By quitclaim deed of record in Book 9342, page 1, in said Register's Office, said property was conveyed to Jose F. Gallegos and wife, Christine Gallegos, and Clifford C. Biggs and wife, Linda J. Biggs. By quitclaim deed of record in Insutrument # 20001115-0113220, in said Register's Office, Jose Fernando Gallegos conveyed his interest to Christine Jo Gallegos.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same; and that the same is unencumbered except the 2002 property taxes which have been prorated between the parties and being paid at closing.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of said real estate is to be given by the grantors to the grantees upon delivery of this deed.

WITNESS OUR HANDS on this the 28th day of October, 2002.

CHRISTINE JO GALLEGOS

CLIFFORD C. BIGGS

LINDA J. BIGGS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, CHRISTINE JO GALLEGOS, CLIFFORD C. BIGGS and LINDA J. BIGGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 28th day of October, 2002.

My commission expires:
11/21/05

E. EVAN COPE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $33,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me,
this 28th day of October, 2002.

NOTARY PUBLIC
My commission expires: 11/21/05

E. EVAN COPE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN