BOX 2

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: (GJ) Title No: 44107

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/18/02 12:18 2pgs
Fees:13.00 Taxes:1243.20

20021218-0156185

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jim O. Peace Shawna Gaw 306 Greenway Ave. Nashville, Tennessee 37205	SouthTrust Mortgage Corporation 5409 Maryland Way, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 102-12-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$336,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John B. Fergus and spouse, Claudette L. Fergus**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jim O. Peace and Shawna Gaw** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12 Block G on the Plan of Cherokee Park Subdivision of record in Book 547, page 169 & 170, Register's Office for said County.

Said Lot No. 12 Block G fronts 65 feet on the northerly margin of Lauderdale Road and extends back 141.83 feet on the westerly line and 136.76 feet on the easterly line to a dead line in the rear, measuring 37 feet thereon.

Being part of the same property conveyed to John B. Fergus and wife, Claudette L. Fergus by deed from Bank of America (formerly known as Commerce Union Bank) Successor Trustee under the Will of Joseph M. Warren of record in Book 11611, page 717, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Page 169 and 170, said Register's Office, which Plan shows a 40 foot minimum building setback line from Lauderdale Road and a easement of varying width for public utility purposes along the rear line(s).

This is improved property, known as: 321 Lauderdale Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of December, 2002 .

John B. Fergus

Claudette L. Fergus

State of TENNESSEE
County of WILLIAMSON

On this 13th day of December, 2002 , before me the undersigned authority, personally appeared **John B. Fergus and Claudette L. Fergus** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 26, 2003
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $336,000.00

Affiant

Sworn and subscribed before me this 13th day of December, 2002

Notary Public

My Commission Expires: _____ RITA ANN MA NOTARY PUBLIC WILLIAMSON CO.

My Commission Expires
April 6, 2004