Davidson County DEEDWARR
Recvd: 01/27/03 13:31 2pgs
Fees:13.00 Taxes:897.25

20030127-0010791

Return To:
First Title & Escrow
File Box 9B
#19839-05
2000 Richard Jones Rd.
Ste. 110
Nashville, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,500.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2003.

Notary Public

My commission expires: 5/10/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy K. Caste	First Horizon Home Loan Corp.	**104-5-349.00**
306 Greenway Avenue	dba First Tennessee Home Loans 111 Westwood Place, Suite 109	
Nashville, TN 37205	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jim O. Peace, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy K. Caste, and wife, and Lori W. Caste

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

Land in Davidson County, TN, being Lot No. 285 and part of Lot No. 286 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Plat Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 285 and a small triangular part of Lot No. 286 adjoin and front 50 feet on the east side of Greenway Street and run back between lines 193 feet on the north line along the common line between Lots 284 and 285 and 193 feet on the south line to an iron pin at an alley in the rear on which they measure 51 feet. Said iron pin being 1 foot south of the common corners of Lots 285 and 286. Together with an easement for a driveway across the north part of Lot 285 as reserved to and set forth in the deed from Anne E. Campbell, unmarried, to Martin L. Blackwelder and wife, of record in Book 1976, Page 253, Register's Office for said County.

Being the same property conveyed to Jim O. Peace, unmarried, by deed from Kathleen S. Johnston and husband, John R. McDonald, of record in Instrument #20011107-0122446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (_X_) Unimproved (____) property, known as **306 Greenway Avenue, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 17th day of January, 2003.

Jim O. Peace

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jim O. Peace**, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **17th** day of **January, 2003.**

GREGORY S. FEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires March 29, 2003

Notary Public

My Commission Expires: 3-29-03