20470

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20470**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $171,000.00. Kevin C. Baltz Affiant Subscribed and sworn to before me this 11th day of APRIL, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Kevin C. Baltz 3409 Pleasant Valley Road Nashville, TN 37204	**Send Tax Bills To:** SAME - NEW OWNER	**Tax Information:** MAP 118-10 PAR 115 FB 16DA 14125

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHRISTOPHER R. PECK AND WIFE, KARA FOWLER PECK ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEVIN C. BALTZ ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3409 Pleasant Valley Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of APRIL, 2003.

Christopher R Peck by Kara F Peck
Attorney-in-Fact
CHRISTOPHER R. PECK, BY: KARA F. PECK, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Kara Fowler Peck
KARA FOWLER PECK

Davidson County DEEDWARR
Recvd: 04/17/03 15:15 3pgs
Fees:18.00 Taxes:632.70
20030417-0051571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KARA FOWLER PECK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office this 11th day of APRIL, 2003.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARA F. PECK, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said CHRISTOPHER R. PECK and is authorized by the said CHRISTOPHER R. PECK to execute this instrument on HIS behalf.

Witness my hand, at Office, this 11th day of APRIL, 2003.

My commission expires:

_____

Notary Public

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Pleasant Valley Subdivision, as of record in Plat Book 1424, page 63, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher R. Peck and Kara Fowler, both unmarried, as joint tenants by deed dated October 25, 1999 from Donald Eugene Tolle, unmarried of record in Book 11720, page 189, said Register's Office. The said Christopher R. Peck and Kara Fowler having since married.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 3921, page 555; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 63, said Register's Office.