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Davidson County DEEDWARR
Recvd: 05/23/03 11:07 2pgs
Fees:13.00 Taxes:610.50
20030523-0070637

Realty 42A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

x _____
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2003.

_____
Notary Public
My commission expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

RTEC No. 42239

Address of New Owner:	Send Tax Bills to:	Tax Information
William A. Peach	USAA Mortgage Corporation	083 09 0 335
1404 Gartland Avenue	10750 McDermott Freeway	
Nashville TN 37206	San Antonio, TX 78288-0558	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ephriam C. Wyatt, Jr., married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **William A. Peach, unmarried and Carrie M. Russell, unmarried, as tenants in common with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of the Lindsley 27 Acre Tract, as of record in Book 57, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ephriam C. Wyatt, Jr. and wife, Mary Jane Wyatt, by deed from A.T. Jacobs and wife, Nola Pearl Jacobs, of record in Book 4369, Page 865, Register's Office for Davidson County, Tennessee. Mary Jane Wyatt is now deceased.

Betty Wyatt, wife of Ephriam C. Wyatt, Jr., joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1404 Gartland Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantor is lawfully seized 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of May, 2003.

Ephriam C. Wyatt, Jr.

Betty Wyatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ephriam C. Wyatt, Jr. and Betty Wyatt**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 22nd day of May, 2003.

Notary Public

My Commission expires: _____

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003