WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/03 11:03 2pgs
Fees:13.00 Taxes:816.52

20030709-0094609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,682.00

William B Geiger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2003.

Notary Public

My Commission Expires: 4-28-04

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN. My Commission Expires APRIL 28, 2004

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MENE S. ZUA	Same	MAP 51 PARCEL 171
(NAME)	(NAME)	
2304 Tinney Place		
(ADDRESS)		
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PEAK RETURNS, LTD.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MENE S. ZUA**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Peak Business Park Briarville Road of record in Instrument No. 20021122-0145274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Peak Returns, LTD by deed of record in Book 11150, page 292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 1308 BRIARVILLE ROAD, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 hand(s) this 30th day of June, 2003.

PEAK RETURNS, LTD.

William B. Geiger

BY: WILLIAM B. GEIGER, as PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, WILLIAM B. GEIGER, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner respectively of the PEAK RETURNS, LTD. the within named bargainor, and that he as such Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained .

WITNESS my hand and official seal this 6/30/03.

NOTARY PUBLIC

My commission expires: 4-28-07

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004