WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/03 11:02 2pgs
Fees:13.00 Taxes:414.40
20030711-0096377

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Thweatt (NAME)	Wilson Bank & Trust (NAME)	MAP 097-08-A
140 Lake Chateau Drive (ADDRESS)	623 West Main Street (ADDRESS)	PARCEL 040 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, WE, Linda Denise Hicks Jones Peery and husband, Michael Peery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Thweatt and wife, Osa Priscilla Thweatt

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, Tennessee, being Unit G-4, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Linda Denise Hicks Jones by Warranty Deed from NPH Builders of record in Book 10599, page 155, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Michael Peery executes this Instrument as Attorney-in-Fact on behalf of Denise Jones Peery pursuant to Special Power-of-Attorney of record by Instrument No. #, Register's Office for Davidson County, Tennessee. #20030711-0096376

Michael Peery joins in this conveyance for the purpose of conveying all right, titel and interest in and to said property, marital or otherwise.

Michael Peery and Mike Peery, being one and the same person.

unimproved ( )
This is improved (X) property, known as 140 Lake Chateau Drive, Hermitage, TN 37076
(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 our hand & this 7th day of July, 2003

Linda Denise Hicks Jones Peery
By: Michael Peery, Attorney-in-fact
Michael Peery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 07th day of July, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared Mike Peery, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Linda Denise Hicks Jones Peery, a/k/a Denise Jones Peery, as her attorney in fact, being authorized so to do, and acknowledged that he executed the same as the free act and deed of the said Linda Denise Hicks Jones Peery, a/k/a Denise Jones Peery.

Witness my hand and official seal at Goodlettsville, Tennessee, this 07th day of July, 2003.

Commission Expires:

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
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D. Annette Maples
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MIKE PEERY 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 Goodlettsville, Tennessee, this 07TH of July, 2003.

D. Annette Maples
NOTARY PUBLIC

Commission Expires:

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006