This Instrument Prepared By:
Title Enterprise, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2030820-1

Davidson County DEEDWARR
Recvd: 07/17/03 14:18 2pgs
Fees:13.00 Taxes:555.00
20030717-0100574

Send Tax Bills To:
America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302

New Owner is: Bryan Peddy
740 Piccadilly Row
Antioch, TN 37013

MAP: 135-14-O-A-13.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lisa M. Peddy, a single person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bryan Peddy, an unmarried man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 13, Phase Two on the Plan of Pinnacle Point of record in Plat Book 6900, page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa M. Peddy, a single person, from Thomas K. Badger and wife, Harriette L. Badger by Warranty Deed dated October 17, 1991 and recorded October 22, 1992 in Book 8467, page 868, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7032, page 733; Book 7065, page 959; and Book 7067, page 739; and all matters of record on plat in Plat Book 6900, page 141, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of July, 2003.

GRANTOR:

Lisa M. Peddy

Lisa M. Peddy

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lisa M. Peddy, a single person**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires: MY COMM. EXP. 10/22/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of July, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC

MY COMM. EXP. 10/22/05

My commission expires: