STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,600.00

Jewell P Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

29th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES 9/3/06

File No. G3-8413D

Davidson County DEEDWARR
Recvd: 08/07/03 11:23 2pgs
Fees:13.00 Taxes:257.52
20030807-0112566

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jewell P. Peach, a single woman (NAME)	Union Planters Bank, N.A. (NAME)	83-14-203
1705 Lillian Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1785 (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-1785 (CITY)(STATE) (ZIP)	

FOR AND IN 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, James Markham, III and Lonnie Michelle Markham and Catherine C. Randolph and Teresa Lyn Markham, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jewell P. Peach, a single woman, 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 Lot No. 1 on the Plan of the Resubdivision of Lots 85 and 86, Edgefield Land Company's First Subdivision of record in the Book 57, page 130, Register's Office for said County, said Resubdivision being of record on Book 3500, Page 62, Register's Office for said County.

Beginning on the northerly margin of Lillian Street at the corner of Lots 1 and 2; thence along the line between said lots in a northerly direction 121.38 feet to a point at the southerly margin of an alley; thence along the southerly margin of said alley, westwardly 39.7 feet to a concrete monument at the beginning of a curve; thence around said curve southwestwardly 15.48 feet to a point; thence in a southerly direction 101.06 feet along the easterly margin of the alley to a concrete monumner at the beginning of a curve; thence around said curve, southeastwardly 15.85 feet to to a concrete monument on the northerly margin of Lillian Street 41.07 feet to the beginning.

Being the same property conveyed to James Markham IV, Lonnie Michelle Markham, Catherine C. Randolph, Teresa Lynn Markham , by Affidavit of Heirship dated July 17,2002 and of Record as Instrument Number 200208090096610, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

The signature of Teresa Lynn Markham is signed by her duly appointed Attorney-in-fact Catherine C. Randolph , pursuant to the Power of Attorney recorded in Book *, page _____, said Register's Office. #20030807-0112565

unimproved ( )

This is improved (XX) property, known as 1705 Lillian Street, 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 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. Whenever 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/our hand(s) this 29th day of July, 2003.

James Markham, III Catherine C. Randolph Lonnie Michelle Markham Teresa Lynn Markham, by Catherine C. Randolph, POA
Attorney-in-Fact

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 James Markham, III and Lonnie Michelle Markham and Catherine C. Randolph, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of July, 2003.

Commission expires 9/3/06

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2003.

My Commission Expires:_____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Catherine C. Randolph , attorney-in-fact for Teresa Lynn Markham , 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 of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2003.

My Commission Expires: 9/3/06

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282