B429

STATE OF TENNESSEE
COUNTY OF Davidson

13455

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,760.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:

Davidson County DEEDWARR
Recvd: 08/18/03 08:36 3pgs
Fees:18.00 Taxes:650.31

20030818-0119119

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Christie L. Remaly	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS 146-13-3
(NAME) 950 Forest Acres Court	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37220	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(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, Sam Peden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christie L. Remaly

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 950 Forest Acres Court, Nashville, TN 37220

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 his hand this 13th day of August, 2003.

Sam Peden

File No.: 13455

ATTACHMENT

BEING Lot No. 12 on the Plan of Forest Acres Subdivision, Section 4, as of record in book 2331, page 156, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Otter Creek Road, at the corner of Lots Numbers 12 and 13; thence with the line between said two lots, southwardly 435.30 feet to a point in the northerly lot line of Lot Number 15; thence with same, southwestwardly 185.15 feet to a point in the easterly margin of Forest Acres Court; thence with same and around a curve in a westerly direction, 65.06 feet to the corner of Lots 12 and Parcel "A"; thence with the line between said two lots, North 11 degrees 16 minutes 25 seconds West 507.62 feet to the southerly margin of said Otter Creek Road; thence with same, eastwardly 239.71 feet to the beginning.

Saving and excepting that property conveyed by deed recorded July 18, 2000, in Instrument No. 200007180070972, said Register's Office, and further see replat of Lot 12 as recorded in Book 6900, page 679, said Register's Office.

BEING the same property conveyed to Sam Peden by Special Warranty Deed from Bank of America, N.A., dated August 11, 2003, and filed of record at Instrument No 20030818-0119118, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

THE ABOVE DESCRIBED PROPERTY IS NOT USED AS A RESIDENCE BY THE GRANTOR.

13455

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Sam Peden

the bargainor____, 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 Nashville, Tennessee, this 13th day of August, 2003.

My commission expires

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006