PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (KBM) Title No: 45075

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/23/03 08:25 2pgs
Fees:13.00 Taxes:815.85
20030923-0140182

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James A. Peplinski Mary Peplinski 972 Sundance Drive Freemont, CA 94539	James A. Peplinski 972 Sundance Drive Freemont, CA 94539

TAX MAP-PARCEL NUMBERS: 136-14-206 and 136-14-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Muriel Hegwood, unmarried and Karen Starks, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Peplinski and spouse, Mary Peplinski** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 & 2 on the Plan of Resubdivision of the Zone Lot division of Lots 3-6, Harbor Gate, Section One of record in Instrument No.20020328-0038221 amended in Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Muriel Hegwood and Karen Starks by deed from Earl N. Jones and wife, Judy G. Jones of record in Instrument No. 20010406-0033852 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20020328-0038221, said Register's Office, which Plan shows an owner's certificate minimum setback lines and easements to which plan reference is hereby made for a more complete description thereof; Restrictions contained in instruments of record in Book 6597, page 157 rerecorded in Book 6599, page 984, Book 6486, page 436 said Register's Office.

This is improved property, known as: 712-718 Holder Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2003 .

Muriel Hegwood

Karen Starks

State of TENNESSEE

County of WILLIAMSON

On this 18th day of September, 2003 , before me the undersigned authority, personally appeared **Muriel Hegwood and Karen Starks** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of ~~WILLIAMSON~~ Rutherford

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $220,500.00

Affiant

Sworn and subscribed before me this 18th day of September, 2003

My Commission Expires: 6/17/2007

B. JO ATWOOD NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Notary Public