This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)
VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$425,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24th day of September, 2003
Notary Public

NOTARY PUBLIC
Commission Expiration:

Davidson County DEEDWARR
Recvd: 09/29/03 07:54 2pgs
Fees:13.00 Taxes:1572.50
20030929-0143048

WARRANTY DEED

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER:
WEST END TITLE **113 29TH AVE. SOUTH** **NASHVILLE, TN 37212**	**SAME AS NEW OWNER**	**516 Parmer Avenue** **Nashville, Tenn. 37205**
		PROPERTY ADDRESS: **516 Parmer Avenue** **Nashville, Tenn. 37205**

MAP PARCEL NUMBER
116-13-94

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, GRAHAM S. FUNDERBURK,JR. (WIDOWER) ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto HARRY W. PEFFEN AND WIFE, KATHRYN D. PEFFEN (Collectively "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF HORSESHOE BEND SUBDIVISION, PHASE I, OF RECORD IN PLAT BOOK 11, PAGE 1, AS AMENDED IN PLAT BOOK 12, PAGE 92, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO GRAHAM S. FUNDERBURK, JR. AND WIFE, MARJORIE JONES FUNDERBURK BY WARRANTY DEED OF WILLAIM W. BAIN, JR. AND WIFE, JANICE DENNY BAIN DATED APRIL 20, 1967 AND RECORDED APRIL 26, 1967 IN BOOK 4125, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *THE SAID MARJORIE JONES FUNDERBURK IS NOW DECEASED AND TITLE TO THE HEREIN DESCRIBED PROPERTY IS VESTED SOLELY IN GRAHAM S. FUNDERBURK, JR. AS THE SURVIVING TENANT BY THE ENTIRETY.*

This property is known as: 516 Parmer Avenue, Nashville, Tn 37205

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This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this the 24th day September, 2003

Graham S. Funderburk, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Graham S. Funderburk Jr.** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of Sept, 2003

Notary Public
My Commission Expires:

WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.