PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(GJ) Title No: 45176
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/31/03 11:53 2pgs
Fees:13.00 Taxes:892.76
20031031-0160203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John C. Peets Wendy Stamberger 131 South 11th Street Nashville, Tennessee 37206	Chase Manhattan Mortgage Corporation 1901 Roxborough Road Roxborough Blvd, Suite 406 Charlotte, North Carolina 28211

TAX MAP-PARCEL NUMBERS: 083-13-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$241,287.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean Dyer Harrison and spouse, Troy B. Harrison**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John C. Peets and spouse, Wendy Stamberger** 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. 47 on the Map of Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of 11th Street and extends back between parallel lines, along the north margin of Russell Street 170 feet to an alley.

Being the same property conveyed to Jean Dyer Harrison and Troy B. Harrison, her husband by deed from Benny Wright, Jr., unmarried of record in Book 11556, page 481, 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 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 21 Page 147, said Register's Office.

This is improved property, known as: 131 South 11th Street, Nashville, Tennessee 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 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 30th day of October, 2003.

Jean Dyer Harrison

Troy B. Harrison

State of TENNESSEE
County of DAVIDSON

On this 30th day of October, 2003 , before me the undersigned authority, personally appeared Jean Dyer Harrison and Troy B. Harrison , 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.

Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $241,287.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2003

My Commission Expires: _____

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

Commission Expires JULY 21, 2007

Notary Public