This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Michael W. Peek
P.O. Box 148393
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Randy L. Moser and wife, Lisa D. Moser
101 Joshuas Run
Goodlettsville, Tennessee 37072

MAP **44-15**
GROUP
PARCEL **414**

Davidson County DEEDWARR
Recvd: 12/03/03 10:32 3pgs
Fees:18.00 Taxes:66.60
20031203-0173667

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randy L. Moser and wife, Lisa D. Moser** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Michael W. Peek and wife, Tara E. Peek**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the Northerly on-half (½) of Lot No. 190A of Section "A" on the plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County.
>
> Beginning at the common rear corner of Lots Nos. 189A and 190A; thence with the rear line of Lot No. 190A Southerly fifty (50) feet, more or less, to a point; thence Westerly to the East right-of-way of Riverside Road; said point being 45.45 feet North of the Northwest corner of Lot No. 191A; thence northerly along the East right-of-way of Riverside Road 45.45 feet to the Northwest corner of said lot; thence with the line between Lots Nos. 189A and 190A 231.2 feet, more or less, to the beginning.
>
> Being the same property conveyed to Randy L. Moser and wife, Lisa D. Moser by deed from B. A. Moser and wife, Edna A. Moser dated May 1, 1984, of record in Book 6285, page 180, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 109-A, Riverside Road, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien now due and payable. Map 44-15, Parcel 414. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

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,

Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 25th day of November, 2003.

Randy L. Moser

Randy L. Moser

Lisa D. Moser

Lisa D. Moser

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randy L. Moser and wife, Lisa D. Moser**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2003.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $18,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of November, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

