After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $168,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 03/15/04 08:04 2pgs
Fees:13.00 Taxes:621.60
20040315-0028968

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Subscribed and sworn to before me, this 15th day of March, 2004.

Notary Public

My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
395 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Larry R. Dalton and wife, Mary S. Dalton 115 Newsom Green Nashville, TN 37221	Same	Map 147-07 Group C Parcel 87.00CO

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **William A. Peck and wife, Nita Peck**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry R. Dalton and wife, Mary S. Dalton**, hereinafter referred to as Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Unit no. 87 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-123 herein referred to as the "Act") and the provisions of the Master Deed of Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitations the by-laws appended thereto of record in Book 7184, page 71, Register's Office for Davidson County, Tennessee, as said Master Deed has been amended in Book 7467, page 279, and in Book 7482, page 312, said Register's Office, (collectively the "Master Deed"), to which master deed reference is hereby made for a more complete and accurate description of said unit pursuant to Exhibit "C" of record in Book 7184, page 112, said Register's Office.

Being the said property conveyed to William A. Peck, a married man by deed of record in Book 9571, page 894, Register's Office for Davidson County, Tennessee.

This is improved property known as 115 Newsom Green, Nashville, Tennessee 37221 ("Property Address").

This conveyance is made subject to:

1. 2004 taxes a lien, but not yet due and payable, to be prorated and assumed by Grantee.

2. Declaration of Covenants, Conditions and Restrictions of Ashley Green of record in Book 7184, page 44; Book 7467, page 279; and Book 7482, page 312, said Register's Office.

3. By-Laws of Ashley Green of record in Book 7184, page 71, said Register's Office.

4. All matters shown on the plan of record in Book 6900, page 878, and as shown on Exhibit C to the Master Deed of record in Book 7184, page 112, said Register's Office.

5. Perpetual Easement for highway of record in Book 5407, page 643, said Register's Office.

6. Sewer Easement of record in Book 6483, page 907, said Register's Office.

7. Sanitary Sewer of record in Book 5374, page 511, said Register's Office.

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

Grantors do hereby covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming, by through or under said Grantors, but not otherwise.

Nita Peck, spouse of William A. Peck, joins in this Warranty Deed to convey all of her interest of every kind in said hereinabove described parcel of real estate growing out of their marital relationship, so as to vest the entire interest of the Grantors in Grantees.

WITNESS my hand this 10th day of March, 2004.

Wm. A. Peck

William A. Peck

Nita Peck

Nita Peck

STATE OF TENNESSEE)
COUNTY OE DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William A. Peck and Nita Peck**, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2004.

Notary Public

My Commission Expires:_____

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008