Davidson County DEEDWARR
Recvd: 05/05/04 09:26 2pgs
Fees:13.00 Taxes:499.50

20040505-0051048

WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Spears (NAME)	1ST TRUST BANK FOR SAVINGS (NAME)	MAP 042-11
509 N. Graycroft Avenue (ADDRESS)	P. O. BOX 17257 (ADDRESS)	PARCEL 005
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Peplinski and wife, Mary Peplinski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin Spears and wife, Bonnie Spears

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 26 on the Plan of Section Four, Morning View Subdivision, as shown on Plat of record in Plat Book 2330, Page 40, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property acquired by Secretary of Housing and Urban Development, of Washington, D.C., pursuant to the provisions of the National Housing Act, by deed dated 04-16-03, recorded at Instrument No. 20030916-0135996, Register's Office for Davidson County, Tennessee; AND BEING the same property conveyed to James A. Peplinski and Mary Paplinski by Cash Deed for Tennessee dated JANUARY 16, 2004, The Secretary of Housing and Urban Development of Washington, D.C., of record at Instrument No. 20040128-0010955, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 509 N. Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 30th day of April, 2004

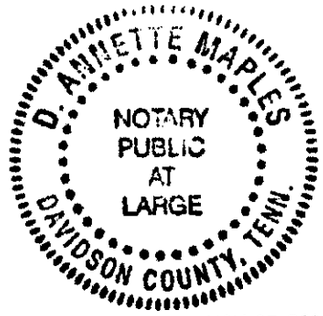
James A. Peplinski
By: James A Peplinski By Charles R Johnson attorney in fact
Charles R. Johnson, Attorney-in-fact

Mary Peplinski
By: Mary Peplinski By Charles R Johnson attorney in fact
Charles R. Johnson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of APRIL, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Charles R. Johnson, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of James A. Peplinski and wife, Mary Peplinski, the within named bargainors, as their attorney in fact, and being authorized so to do, acknowledged HE executed the same as the free act of James A. Peplinski and wife, Mary Peplinski.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of APRIL, 2004.



My Commission Expires NOV. 25, 2006

D. Annette Maples
NOTARY PUBLIC