This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2040093

Davidson County DEEDWARR
Recvd: 05/05/04 16:04 2pgs
Fees:13.00 Taxes:573.13
20040505-0051693

Send Tax Bills To:
SAME

New Owner is: (Bryan Allen Peddy)
736 Piccadilly Row
Antioch, TN 37013

MAP: 135-14-O-A-12.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William Empson, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bryan Allen Peddy**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 12 on the Plan of Phase Two, Pinnacle Point Subdivision of record in Book 6900, page 140-141, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 65.08 feet on the southerly margin of Piccadilly Row and extends back 153.00 feet on the easterly line and 161.90 feet on the westerly line to a dead line in the rear, measuring 92.72 feet thereon.

Being the same property conveyed to William Empson, unmarried, from William R. Mosley and wife, Sharon G. Mosley by Warranty Deed dated November 29, 2001 and recorded December 13, 2001 in Instrument No. 200112130137861, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 6900, pages 140-141, Register's Office for Davidson County.

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

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and

assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20 day of April, 2004.

GRANTOR:

William Empson

William Empson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William Empson, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20 day of April, 2004.

Notary Public

My Commission Expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Affiant

SWORN TO and subscribed before me this 20 day of April, 2004.

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 9-24-05