03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/17/04 09:39 2pgs
Fees:13.00 Taxes:841.75

20040517-0057292

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $227,500.00

Pamela L. Pilcher
Affiant

NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me, this 13th day of May, 2004.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

03-0404-31931

Address of New Owner:	Send Tax Bills to:	Tax Information
Pamela L. Pilcher	SunTrust Mortgage, Inc.	131-04-0239.00
1132 Duncanwood Drive	201 Fourth Avenue North, 7th Floor	
Nashville TN 37204	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank M. Peete, and Dianna Peete Owens, Devisees under the Last Will and Testament of Louise Peete Troutman, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pamela L. Pilcher, hereinafter called the Grantees, their successors 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. 44, on the Map of Duncanwood, of record in Book 1424, Page 139, Register' s Office for said County.

Said Lot No. 44 fronts 110 feet on the north side of Duncanwood Drive and runs back between lines, 194.4 feet on the west line and 192.5 feet on the east line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Louise P. Troutman by deed from Charles I. Pearman and wife, Beverly P. Pearman of record in Book 5394, Page 883, Register's Office for Davidson County, Tennessee. Louise P. Troutman died testate and by will of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 03P-1807, subject property was devised to Frank M. Peete and Dianna Peete Owens. Further, by quitclaim deed of record in Instrument No. 20040408-0039998, Sara Jane Francis, Executrix of the Estate of Louise Peete Troutman conveyed subject property to Frank M. Peete and Dianna Peete Owens. Louise P. Troutman and Louise Peete Troutman having been one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1132 Duncanwood Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of May, 2004.

Frank M. Peete, Devisee

Frank M. Peete, Devisee under the Last Will and Testament of Louise Peete Troutman, deceased

Dianna Peete Owens, Devisee

Dianna Peete Owens, Devisee under the Last Will and Testament of Louise Peete Troutman, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frank M. Peete, and Dianna Peete Owens, Devisees under the Last Will and Testament of Louise Peete Troutman, deceased, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 13th day of May, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05