This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 05/26/04 15:25 2pgs
Fees:13.00 Taxes:388.50
20040526-0062168

ADDRESS NEW OWNER:
Dawn Leniger, Trustee
Darlington Drive Trust
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-06-0
PARCEL 165.00

PICK-UP

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen L. Peden and wife, Lois H. Peden, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dawn Leniger, Trustee for the Darlington Drive Trust, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 154, on the Plan of Caldwell Country Estates, Section II, of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Stephen L. Peden and wife, Lois H. Peden by Deed from Melvel F. Dunn, of record in Book 7253, Page 442, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to a mortgage payable to Chase Manhattan Mortgage Corp. of record in Book 10358, Page 203, said Register's Office.

This is improved property known as 4827 Darlington Drive, Nashville TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dawn Leniger, Trustee, of the Darlington Drive Trust, its successors and assigns, forever; and we, Stephen L. Peden and wife, Lois H. Peden do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24 day of May, 2004.

Stephen L. Peden

Lois H. Peden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen L. Peden and Lois H. Peden, 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 Nashville, Tennessee, this the 24th day of May, 2004.

Joni Barrett
NOTARY PUBLIC

My Commission Expires: 5-30-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 105,000.

CHIEF MGR
AFFIANT

Subscribed and sworn to before me this 24th day of May, 2004.

Joni Barrett
NOTARY PUBLIC
My Commission Expires: 5-30-04