Davidson County DEEDWARR
Recvd: 06/23/04 15:53 2pgs
Fees:13.00 Taxes:525.40

20040623-0074706

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43169 FILE BOX "7"

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd day of June, 2004.

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 5-24-2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl E. Peters	SAME AS NEW OWNER	103-1-82
4425 Sheppard Place		8DA 47700
Nashville, TN 37205		103-1-81
		8DA 47705 and
		103-1-83; ;8DA 47695

FOR AND IN 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, I/WE,

Hilda Sue Hale and Harry C. Vineyard, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karl E. Peters

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:

Beginning on a stake in the South boundary line of John B. Street 206.8 ft. West of the East boundary line of the Cowden Home Tract and running with boundary line of same S. 72 degrees W 100' ft. to a stake; thence S. 22 degrees E 226.5 ft., to a stake; thence N 72 degrees E 100' to a stake; thence N. 22 degrees W 226.5' to the beginning, being the North half of lot No. 3 in Cowden's Subdivision No. 3 and being a part of the tract conveyed by John T. Lellyette to Lillian S. Cowden by deed of record in Book 505, page 506, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hilda Sue Hale and Harry C. Vineyard, Jr., in equal shares, as tenants in common, by Quitclaim Deed from Hilda Sue Hale, Executrix of the Will of Harry C. Vineyard, Hilda Sue Vineyard Hale, Executrix, of record in Instrument Number 20040309-0026582, Register's Office for Davidson County, Tennessee. and by deed of record in Instrument No.: 20040309-0026583 and by deed of record in Instrument No. 20040309-0026581 and re-recorded in Instrument No.: 20040407-0039291, said Register's Office.

Unimproved ( )
This is improved (X) property known as 6007 Neighborly Avenue, Nashville, TN 37209

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 my/our hand(s) this 23rd day of June, 2004

Hilda Sue Hale

Harry C. Vineyard, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Hilda Sue Hale and Harry C. Vineyard, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2004

Notary Public

My Commission Expires: 7/29/2006

