ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Donald R. Peery Tamara Peery 3282 Ezell Pk. Nashville TN 37211	New Owner	MAP and PARCEL 149-00 146

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles T. Tate and Joanne S. Tate, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Donald R. Peery and Tamara Peery, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Charles T. Tate and wife, Joanne S. Tate, by Warranty Deed dated June 2, 1993, from Marie S. Morris, Trustee, and Marie S. Morris, individually, of record in Book 8968, Page 215, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1224 Rural Hill Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Any and all easements and restrictions of record; (3) Any and all matters revealed by a boundary survey by C. Michael Moran dated July 6, 2004; (4) No warranty is given and no representation is made as to whether the property is an approved building site.**

Property conveyed "AS IS."

Davidson County DEEDWARR
Recvd: 07/21/04 13:00 4pgs
Fees:23.00 Taxes:55.50

20040721-0087210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $15,000.00

X Donald R. Peery
Affiant

Subscribed and sworn before me this 19th day of July, 2004.

My Commission Expires: 1/28/2006

Notary Public

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **July, 2004**.

Charles T. Tate

Joanne S. Tate

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 **Charles T. Tate and Joanne S. Tate, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **19th** day of **July, 2004**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires JAN. 28, 2006

File No. 0406-103.wd

EXHIBIT A

Prepared By: C. Michael Moran, RLS
12168 Patterson Road
Rockvale, TN. 37153
(615)395-9931

LAND DESCRIPTION

Being a certain parcel of land located in the 33rd Councilmanic District of Nashville-Davidson County, Tennessee; and being more particularly described as follows;

Beginning at an iron rod situated in the easterly margin of Rural Hill Road; said iron rod also being the southwest corner of the R.R. Baucom property as recorded in Book 2041 Page 319 RODC,Tn;

Thence, leaving the said margin of Rural Hill Road and along the southerly boundary line of Baucom and generally with an old fence line N 89°-40'-19" E – 185.76' to an old iron rod by a fence corner post; said iron rod being located in the westerly boundary line of the Hickory Highlands Apartments property as recorded in Book 6900 Page 729 RODC,Tn;

Thence, leaving the Baucom property and along the said boundary of Hickory Highland Apartments S 02°-08'-14" W – 351.58' to a P.K. Nail situated in the aforesaid easterly margin of Rural Hill Road;

Thence, leaving the said boundary of Hickory Highlands Apartments and along the said margin of Rural Hill Road in a northwesterly direction with a curve to the left having a radius of 362.62' and arc length of 271.53' (Chord = N 19°-06'-17" W – 262.76') to an iron rod;

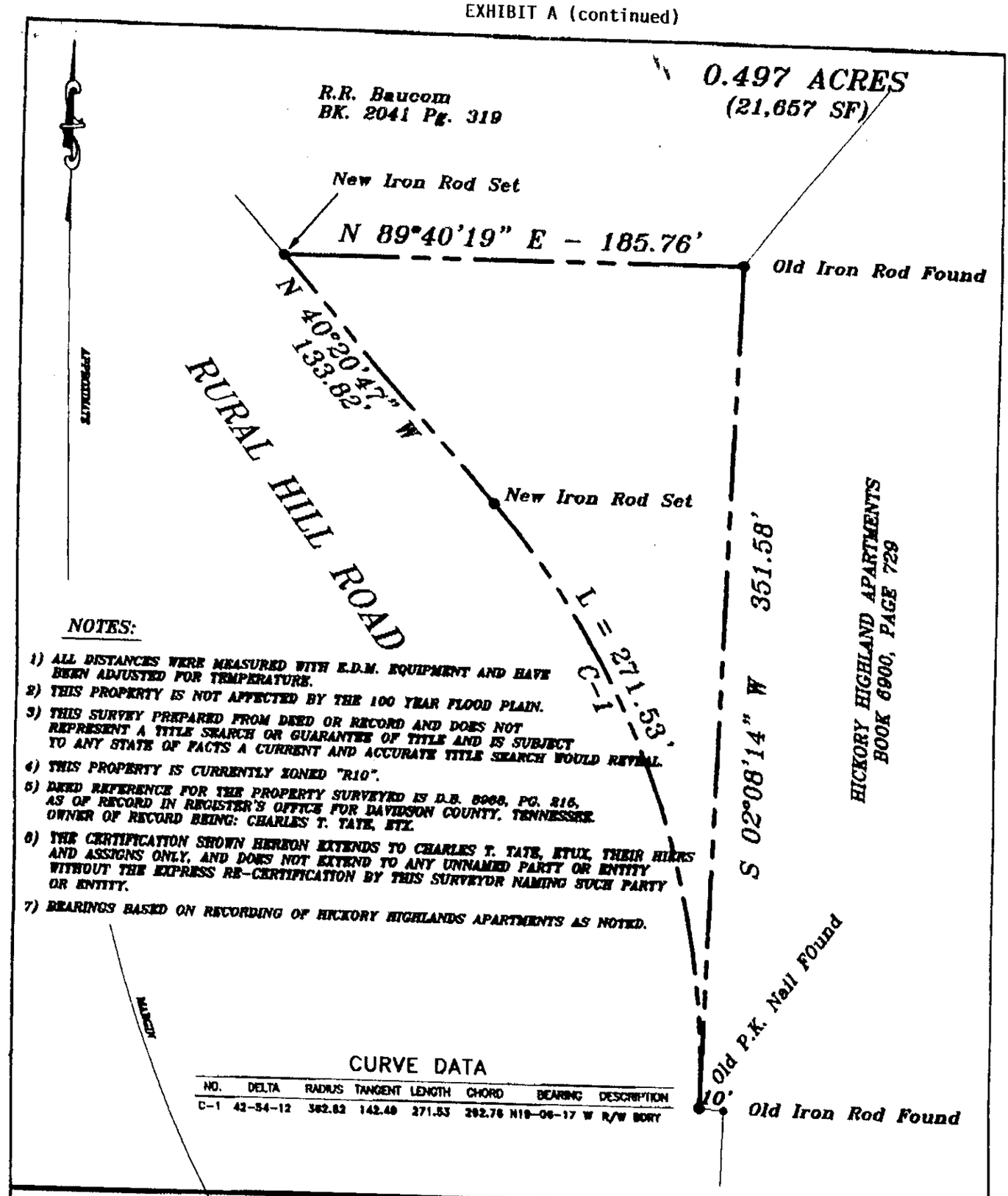
Thence, N 40°-20'-47" W – 133.82' to the Point Of Beginning.

Containing 0.497 Acres (21,657 square feet)

Being the same property conveyed to Charles T. Tate and wife Joanne S. Tate by Marie S. Morris, Trustee recorded in Book 8968 Page 215 RODC,Tn;

CONTINUED

EXHIBIT A (continued)



NOTES:

1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN.
3) THIS SURVEY PREPARED FROM DEED OR RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
4) THIS PROPERTY IS CURRENTLY ZONED "R10".
5) DEED REFERENCE FOR THE PROPERTY SURVEYED IS D.B. 8968, PG. 215, AS OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. OWNER OF RECORD BEING: CHARLES T. TATE, ETX.
6) THE CERTIFICATION SHOWN HEREON EXTENDS TO CHARLES T. TATE, ETUX, THEIR HEIRS AND ASSIGNS ONLY, AND DOES NOT EXTEND TO ANY UNNAMED PARTY OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY OR ENTITY.
7) BEARINGS BASED ON RECORDING OF HICKORY HIGHLANDS APARTMENTS AS NOTED.

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DESCRIPTION
C-1	42-54-12	362.82	142.48	271.53	262.76	N19-06-17 W	R/W BDRY

BOUNDARY SURVEY

CERTIFICATION:

I hereby certify that this is a true and accurate survey based on the best available physical evidence and the latest deeds of record: that it is a "Category 1" survey as defined by the State Board of Examiners for Land Surveyors with an unadjusted error of closure of 1:10,000 or greater.

BY: _____ Date: 7/6/04

C. MICHAEL MORAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2010

OWNER: CHARLES T. TATE, ETUX
ADDRESS: 1224 RURAL HILL ROAD
RECORDED: BOOK 8968 PAGE 215
PROP. MAP/PARCEL: MAP 149 PARCEL 146
DATE: 7/06/04
SCALE: 1"=50'

C. MICHAEL MORAN, R.L.S.
12168 PATTERSON ROAD
ROCKVALE, TN. 37153
(615) 395-9931