THIS INSTRUMENT PREPARED BY:

Jim Corley
Corley & Kelly, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 08/05/04 10:54 2pgs
Fees:13.00 Taxes:388.50
20040805-0094213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($105,000.00), the receipt of which is hereby acknowledged, WE, **GREGORY L. WINFREY and wife, DANIELLE WINFREY, ("Grantors")**, have bargained and sold, and by these presents do transfer, convey and warrant unto **DAVID E. PEACH, SR. and wife, REGINA F. PEACH, ("Grantees"),** their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows, to-wit:

A certain tract or parcel of land located in the 15th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 92 on the Plan of Gibson Heights, which is of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gregory L. Winfrey and wife, Danielle Winfrey by deed from Mark E. Cain, dated July 12, 2002, of record in Instrument No. 20020725-0089336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 1835, Page 133; this conveyance is subject to an Agreement for Dedication of Easement for sanitary sewer and/or storm drainage purposes of record in Book 4147, Page 329; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 29 day of July, 2004.

GREGORY L. WINFREY

DANIELLE WINFREY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29 day of July, 2004, before me personally appeared **GREGORY L. WINFREY and DANIELLE WINFREY** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 29 day of July, 2004.

James R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

David E. Peach SR
Affiant

Sworn to and subscribed to before me this 29 day of July, 2004.

James R. Corley
NOTARY PUBLIC

My commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

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THIS IS IMPROVED PROPERTY KNOWN AS:
2508 Shadow Lane, Nashville, Tennessee 37216

BEING: MAP - 73.10 **PARCEL** - 008.00

ADDRESS OF NEW OWNER:
David E. Peach, Sr. and wife, Regina F. Peach
2508 Shadow Lane
Nashville, TN 37216

SEND TAX BILLS TO:
New Century Mortgage Corp.
P.O. Box 54285
Irvine, CA 92619-4285