WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 15:05 2pgs
Fees:13.00 Taxes:532.80

20040805-0094472

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Pamela Maurer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2004.

Jennifer Quinn
Notary Public: Patricia Nicholls

NOTARY PUBLIC AT LARGE SUMNER CO. TN MY COMMISSION EXPIRES 1/29/05

COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lori C. Pegler	Columbia National Incorporated	Map 75
181 Bonnafield Dr.	7142 Columbia Gateway Dr.	Group 5
Hermitage, TN 37076	Columbia, MD 21046	Parcel 31

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, we

Martin W. Ollenberger and wife, Kathy B. Ollenberger

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lori C. Pegler and husband, Duane A. Pegler

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:

BEING Lot No. 10, on the Plan of Hermitage Place Subdivision, Section 2, of record in Book 6900, Page 760, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Martin W. Ollenberger and wife, Kathy B. Ollenberger by Quitclaim Deed from Martin W. Ollenberger and Marcia Richburg f/k/a Marcia Ollenberger, of record in Instrument 20030912-0134453, Register's Office for said County. See also deed of record in Book 8079, Page 481, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7893, Page 636, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 760, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 181 Bonnafield Dr., Hermitage, TN 37076

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 our hands this 29th day of July, 2004.

Martin W. Ollenberger

Kathy B. Ollenberger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin W. Ollenberger and Kathy B. Ollenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.