Davidson County DEEDWARR
Recvd: 08/16/04 09:45 2pgs
Fees:13.00 Taxes:192.40

20040816-0098613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

M B Davidson
Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2004.

STEPHEN E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES AFFIX SEAL

Stephen E. Grauberger
Notary Public

MY COMMISSION EXPIRES: March 22, 2008

WARRANTY DEED

B-MFR-04-0114

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Riverside Properties	Riverside Properties	
518 Knapp Drive	518 Knapp Drive	064-16-0A-114.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES L. PEACH, MARRIED AND ANGELA PEACH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RIVERSIDE PROPERTIES, A GENERAL PARTNERSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 114, on the plan of Jackson Meadow, Phase I, Section I, according to the Master Deed of record in Book 7433, Page 236, as amended by Book 7434, Page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James L. Peach, married and Angela Peach, unmarried, by Deed dated August 2, 1996 and filed for record on August 5, 1996 in Book 10145, Page 585, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 7433, Page 236, with an Amendment of record in Book 7434, Page 642, Register's Office of said County.

By-Laws filed of record in Book 7433, Page 282, in the Register's Office for Davidson, County, Tennessee.

Easements of record in Deed Book 5861, page 544, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 114 General Jackson Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of August, 2004.

James L Peach by Angela K Peach attorney in fact
James L. Peach by Angela K. Peach, Attorney-In-Fact

Angela Peach

Venetia Peach by Angela Peach attorney in fact

~~Venetia Peach by Angela K. Peach, Attorney-In Fact~~

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Peach the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 12 day of August, 2004, before me personally appeared Angela Peach to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James L. Peach and who acknowledged that he/she executed the same as the free act and deed of the said James L. Peach by virtue of that Power of Attorney, duly executed by the said James L. Peach on 20040816-0098612, 2004 and recorded concurrently herewith in Instrument No. 0098612 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 12 day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 12 day of August, 2004, before me personally appeared Angela Peach to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Venetia Peach and who acknowledged that he/she executed the same as the free act and deed of the said Venetia Peach by virtue of that Power of Attorney, duly executed by the said Venetia Peach on _____, 2004 and recorded concurrently herewith in Instrument No. 20040816 0098611 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee this 12 day of August, 2004.

Exp - 7/29/06