PREPARED BY (AND RETURN TO):

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W & I Ref:(km Title No: 45823
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/16/04 11:45 2pgs
Fees:13.00 Taxes:364.45
20040816-0098739

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua D. Pearcy Amy S. Pearcy 5021 McLendon Drive Antioch, Tennessee 37013	Union Planters Mortgage 215 Forrest Street Hattiesburg, Mississippi 39401

TAX MAP-PARCEL NUMBERS: 162-03-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$98,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis L. Sartain, Jr. and spouse, Judi G. Sartain,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua D. Pearcy and spouse, Amy S. Pearcy** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Section One, Colewood Hills, of record in Book 4300, page 130, Register's Office for said County.

Said Lot No. 8 fronts 79.28 feet on the westerly margin of McLendon Drive and extends back 146.83 feet on the northerly line and 154.88 feet on the southerly line to a broken line in the rear measuring 72.62 feet thereon.

Being the same property conveyed to Louis B. Sartain, Jr. etux Martine Y. Sartain by deed from Ruth J. Scruggs, unmarried of record in Book 5228, page 621, said Register's Office. The said Louis L. Sartain Jr. and Martine Y. Sartain have since divorced. By Quitclaim Deed of record in Doc. No. 20040407-0039719, said Register's Office. Martine Y. Sartain Yeargin, unmarried, conveyed her interest in subject property to Louis L. Sartain, Jr. and wife, Judi G. Sartain.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4300 Page 130, said Register's Office, which Plan shows a 30 foot minimum building setback line from McLendon Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s).

And a 2.5 x 35 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 5021 McLendon, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of August, 2004.

Louis L. Sartain Jr.

Judi G. Sartain

State of Tennessee

County of Davidson

On this 13thth day of August, 2004 , before me the undersigned authority, personally appeared Louis L. Sartain Jr. Judi G. Sartain , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $98,500.00

Affiant

Sworn and subscribed before me this the 13th day of August, 2004

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008