Davidson County DEEDWARR
Recvd: 08/19/04 09:21 3pgs
Fees:18.00 Taxes:122.10
20040819-0100156

THIS INSTRUMENT WAS PREPARED BY:
ROBERT O. BINKLEY
ATTORNEY AT LAW
P.O. BOX 2695
LEWISBURG, TENNESSEE 37091

FOR INFORMATION ONLY:
MAP: 081 14 0 133.00

Davidson County Assessor of Property

WARRANTY DEED FROM: **GEORGE RAYMOND PEACOCK, LORENE PEACOCK, IDA MAE JOHNSON AND ALICE PEACOCK POSTON**

TO: **ALVIN F. LEE and SALLIE LEE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, we, the undersigned, **GEORGE RAYMOND PEACOCK, LORENE PEACOCK, IDA MAE JOHNSON AND ALICE PEACOCK POSTON**, have this day bargained and sold, and do hereby sell, transfer and convey unto **ALVIN F. LEE and SALLIE LEE**, their heirs and assigns, all our right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Being Lot 45 on the Revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office of said County.

Said lot fronts 50 feet on the west side of 24th Avenue North and runs back between lines, 96.2 feet on the south line and 109.4 feet on the North line to a dead line in the rear, which is a broken line, measuring 51.9 feet thereon.

Being the same property conveyed to Thomas Lee Fisher and wife, Allie B. Fisher by deed from Ajax Development Company of record in Book 2592, page 53, Register's Office of Davidson County, Tennessee. Thomas Lee Fisher predeceased Allie B. Fisher who acquired title by right of survivorship. Allie B. Fisher died testate and her Will was duly probated on August 18, 1981 in the Probate Court of Marshall County, Tennessee, a copy of which is also of record in Book 6254, page 327, Register's Office of Davidson County, Tennessee. By said Will, the above property was devised to her brother, George H. Peacock. George H. Peacock died intestate on December 27, 2003, survived by the undersigned, his spouse, Lorene Peacock, and his children, Ida Mae Johnson, Alice Peacock Poston and George Raymond Peacock, being his heirs at law.

Grantees shall take possession of the above realty with delivery of this deed. The 2004 real estate taxes shall be prorated as of the date of this conveyance.

George Raymond Peacock is executing this document under the authority of a Limited Power of Attorney from Lorene Peacock of record in Book #, page _____, a Limited Power of Attorney from Ida Mae Johnson of record in Book ##, page _____, and a Limited Power of Attorney from Alice Peacock Poston of record in Book ###, page _____, all of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTORS will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 3rd day of August, 2004.

20040819-0100153
20040819-0100154
20040819-0100155

LORENE PEACOCK

BY: George Raymond Peacock
George Raymond Peacock
Attorney-in-Fact

IDA MAE JOHNSON

BY: George Raymond Peacock
George Raymond Peacock
Attorney-in-Fact

ALICE PEACOCK POSTON

BY: George Raymond Peacock
George Raymond Peacock
Attorney-in-Fact

George Raymond Peacock
GEORGE RAYMOND PEACOCK

STATE OF TENNESSEE
COUNTY OF MARSHALL

GEORGE RAYMOND PEACOCK, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the powers by revocation or of the principals' death.

This 3rd day of August, 2004.

George R Peacock.
GEORGE RAYMOND PEACOCK

Sworn to and subscribed before me this 3rd day of August, 2004.

Carole J. Lambert
NOTARY PUBLIC My Commission expires 8/03/08.

CAROLE J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, GEORGE RAYMOND PEACOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2004.

Carole J. Lambert
NOTARY PUBLIC My Commission expires 8/03/08.

CAROLE J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in the County and State aforesaid, GEORGE RAYMOND PEACOCK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Attorney in Fact for LORENE PEACOCK, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 3rd of August, 2004.

Carole J. Lambert
NOTARY PUBLIC My Commission expires 8/03/08.

CAROLE J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in the County and State aforesaid, GEORGE RAYMOND PEACOCK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Attorney in Fact for IDA MAE JOHNSON, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 3rd of August, 2004.

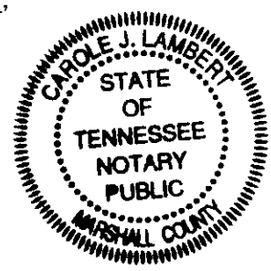


Carole J. Lambert
NOTARY PUBLIC My Commission expires 08/03/08.

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in the County and State aforesaid, GEORGE RAYMOND PEACOCK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Attorney in Fact for ALICE PEACOCK POSTON, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 3rd of August, 2004.



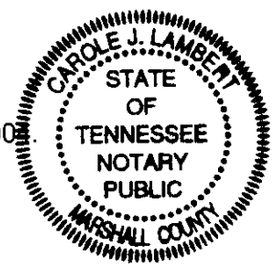
Carole J. Lambert
NOTARY PUBLIC My Commission expires 08/03/08.

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the value or consideration of this conveyance is $33,000.00.

George R Peacock

Sworn to and subscribed before me this 3rd day of August, 2004.



Carole J. Lambert
NOTARY PUBLIC My Commission expires 08/03/08.

NAME AND ADDRESS OF OWNER AND PERSON RESPONSIBLE FOR PAYMENT OF REAL ESTATE TAXES:
Alvin F. Lee and Sallie Lee

1811 Benedict Way
Pomona, CA 91767