Davidson County DEEDWARR
Recvd: 11/22/04 13:17 2pgs
Fees:13.00 Taxes:506.90

20041122-0139782

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Donna Pronk
Affiant

Subscribed and sworn to before me, this 18th day of November, 2004.

Susan Frensley Newton
Notary Public
My commission expires: 11-26-2005

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

15-0410-150030

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda O. Peck 737 Sweetwater Circle Old Hickory TN 37138	American Home Mortgage P.O. Box 3050 Columbia, Maryland 21045-6050	064-15-0-A 013.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick J. Runchey and wife, Kimberly S. Runchey**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Linda O. Peck, unmarried**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, Page 697, amended by surveyors certificate of correction, of record in Book 9432, Page 449, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Patrick J. Runchey and wife, Kimberly S. Runchey by deed from Kymberly K. Jones, now know as Kymberly K. Jones Kane, married, dated 01-15-99, of record in book 11307, Page 321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 737 Sweetwater Circle, Old Hickory, TN 37138

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, her heirs, successors and assigns, forever. Grantors covenants with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 18 day of November, 2004.

Patrick J. Runchey

Kimberly S. Runchey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick J. Runchey and Kimberly S. Runchey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 18 day of November, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.