Davidson County DEEDWARR
Recvd: 12/16/04 09:12 2pgs
Fees:13.00 Taxes:87.93
20041216-0149500

THIS INSTRUMENT PREPARED BY:
ANGUS GILLIS, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NO. |
|---|---|---|
| Judy Peden<br>608 Kennington South<br>Nashville, TN 37214 | Same | Map 108-12-0<br>Parcel 244.00 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $23,765.00.

Judy Peden
Affiant

Sworn and subscribed before me, this 16th day of December, 2004.

Annie G. Smith
Notary Public

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, William B. Owen and Barbara L. Eatherly, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Judy Peden, a single person, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Being Lot No. 91 on the Plan of Trailwood Subdivision, Section 5, of record in Book 6900, pages 477-479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Lot 91 is shown on page 478.

Being the same property conveyed to William B. Owen and Barbara L. Eatherly by Final Decree Confirming Sale of record in Book 8727, page 954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all matters shown on the Plan of record in Book 6900, page 748, Register's Office for Davidson County, Tennessee including but not limited to 2.5 foot x 25 foot anchor easements located in both front corners and public utility and drainage easements as shown on said plan; and (2) Restrictive Covenants of record in Book 8078, page 521, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1512 Trailwood Court, Nashville, TN 37214.

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, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Jean M. Owen, wife of William B. Owen, makes no warranty but joins in this conveyance for the purpose of conveying any marital interest she may have in the property.

WITNESS our hands this 15th day of December, 2004.

William B. Owen

Jean M. Owen

Barbara L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie L. Holden, a Notary Public in and for said County and State, the within named William B. Owen and wife, Jean M. Owen, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of December 2004.

Notary Public

BONNIE L. HOLDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires:

My Commission Expires Nov 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, the within named Barbara L. Eatherly, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of Dec, 2004.

Notary Public

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: