THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
624 Hwy 76
White House, TN 37188

Our File Number: 19451Q

MAP/GROUP/PARCEL:
61-11/81

NEW OWNER'S NAME AND ADDRESS:
MICHAEL KUMP AND
TAMI WHITE
1021 MCMAHAN AVENUE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 12/28/04 10:39 2pgs
Fees:13.00 Taxes:551.30
20041228-0152806

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **ROBERT J. PEDEN AND WIFE, SUAN M. PEDEN**, hereinafter called Grantors, do hereby transfer and convey unto **MICHAEL KUMP, AN UNMARRIED MAN, AND TAMI WHITE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** their heirs and assigns, hereinafter called Grantee, property described as follows:

> **LAND in Davidson County, Tennessee, being Lot No. 24, on the Plan of I.C. McMahan's Subdivision of the Maplewood Lands, as shown on plat of record in Plat Book 547, page 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**
>
> The subject property is improved property commonly known as 1021 McMahan Avenue, Nashville, Tennessee.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 7935, Page 347, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ROBERT J. PEDEN

SUSAN M. PEDEN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Rober J. Peden and Susan M. Peden, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, TN, on this the 20th day of December, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SUMNER CO., TENN. MY COMM. EXP. 11/13/05

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is ~~$145,000.00~~ 149,000.00

AFFIANT

Sworn to and subscribed before me, this the 20th day of December, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SUMNER CO., TENN. MY COMM. EXP. 11/13/05