Davidson County DEEDWARR
Recvd: 02/18/05 10:14 2 pg
Fees:13.00 Taxes:322.37

20050218-0018472

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

B-NMC-05-781

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,127.00

Michael Peacher
Affiant

Subscribed and sworn to before me, this 10th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Peacher	OwnIt Mortgage Solutions, Inc.	
781 Hospital Road	(NAME) 5445 Triangle Parkway, Ste. 100	052-03-0-089.00
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Norcross, GA 30092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLIE BYRD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL D. PEACHER AND WIFE, Maxine Peacher, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF A LOT MARKED "B" ON THE MAP OF HOMEACRES, A SUBDIVISION OF RECORD IN BOOK 974, PAGE 39 SAID REGISTER'S OFFICE. BEGINNING IN THE CENTER OF HOSPITAL (FORMERLY SANITARIUM) DRIVE AT A RAILROAD SPIKE 53 FEET EAST OF THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO GEORGE E. GOODNER BY DEED OF RECORD IN BOOK 1341, PAGE 45, SAID REGISTER'S OFFICE; THENCE NORTHWARDLY 80 FEET TO AN IRON PIN; THENCE WESTWARDLY 53 FEET TO AN IRON PIN IN GOODNER'S EASTERLY LINE; THENCE WITH GOODNER'S EASTERLY LINE NORTH 2 DEGREES 30' EAST 120 FEET TO AN IRON PIN; THENCE EASTWARDLY 97 FEET TO A STAKE; THENCE SOUTHWARDLY 200 FEET TO A RAILROAD SPIKE IN THE CENTER OF HOSPITAL (FORMERLY SANITARIUM); THENCE WITH THE CENTER OF SAID DRIVE WESTWARDLY 44 FEET TO THE BEGINNING. TRACT 2: LAND IN THE 11TH, FORMERLY 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF HOSPITAL DRIVE (FORMERLY SANITARIUM), AT A RAILROAD SPIKE, 53 FEET EAST OF THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO GEORGE E. GOODNER BY DEED FROM RUTH DARNALL OF RECORD IN BOOK 1341, PAGE 45, SAID REGISTER'S OFFICE; THENCE NORTHWARDLY 80 FEET TO AN IRON PIN; THENCE WESTWARDLY 53 FEET TO AN IRON PIN, IN GOODNER'S EAST LINE; THENCE WITH GOODNER'S EASTERLY LINE SOUTHWARDLY 80 FEET TO SAID RAILROAD SPIKE IN THE CENTER OF HOSPITAL (FORMERLY SANITARIUM) DRIVE THENCE EASTWARDLY WITH CORNER OF HOSPITAL (FORMERLY SANITARIUM) DRIVE 53 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BILLIE BYRD, A MARRIED WOMAN BY CASH DEED FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., RECORDED THE 20TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040720-0086449, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY TRUSTEE'S DEED RECORDED MARCH 22, 2004 IN INSTRUMENT NUMBER 20040322-0031855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND CORRECTED TRUSTEE'S DEED RECORDED ON JULY 16, 2004 IN INSTRUMENT NUMBER 20040616-0070960, AND BEING THE SAME PROPERTY CONVEYED TO ROBERT M. WILSON BY DEED RECORDED MAY 24, 1996 IN BOOK 10061, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

SPOUSE DOES NOT JOIN IN THIS CONVEYANCE TO DUE PROPERTY NEVER HAVING BEEN A MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 781 Hospital Road, Madison, Tennessee 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 10th day of February, 2005.

Billie Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie Byrd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903