This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050074

Davidson County DEEDWARR
Recvd: 03/07/05 16:23 2 pgs
Fees:13.00 Taxes:407.00

20050307-0024981

Send Tax Bills To:
First Horizon Home Loan Corporation
4000 Horizon Way
Irving, Texas 75063

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

New Owner is:
Eric and Danielle Peters
1900 Russell Street
Nashville, TN 37206

MAP: 83-14
PARCEL: 154.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Edward Lee, IV unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eric C. Peters and Danielle E. Peters, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, located in the City of Nashville, being Lot No. 58 and the westerly 7-1\2 feet of Lot 57 of Block C on The Map of Priest Home Place, as recorded in Book 161, Page 102, Register's Office of Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 57-1\2 feet on the south side of Russell Street and run back between parallel lines along the easterly margin of 19th Street, 160 feet to an alley.

Being the same property conveyed to Robert Edward Lee, IV, as an individual by Warranty Deed from Brenda Guthrie, an unmarried person, dated August 24, 2004, recorded September 1, 2004, in Instrument No. 200409010105796, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of March, 2005.

GRANTOR:

Robert Edward Lee, IV

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert Edward Lee, IV unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of March, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

SWORN TO and subscribed before me this 4 day of March, 2005.

NOTARY PUBLIC

My commission expires: