WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Betty J. Peach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Betty J. Peach	NEW OWNER	Map 62
2635 Paddle Wheel Drive		Group 2-0-A
Nashville, TN 37214		Parcel 58 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Shirley J. Meyer and husband, Jerry C. Meyer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Betty J. Peach
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 54-A on the Plan of River Trace Estates, Phase 1, Section 1, of record in Plat Book 6250, Pages 996-997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shirley J. Meyer and husband, Jerry C. Meyer, by deed from Jimmy Dale Weaver and wife, Tammy H. Weaver, of record in Instrument 20021101-0134063, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; Instrument 20011126-0128569; and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 996-997, said Register's Office; (3) Easement for Sewer Facilities of record in Book 7097, Page 135, said Register's Office; (4) TVA Transmission Line Easement of record in Book 1163, Page 341, said Register's Office; (5) Flowage Easement of record in Book 2022, Page 83, said Register's Office; (6) Easement of record in Book 3959, Page 595, said Register's Office; (7) Grant and Agreement of record in Book 7030, Page 798, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2635 Paddle Wheel Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 3rd day of June, 2005.

Shirley J. Meyer

Jerry C. Meyer

Davidson County DEEDWARR
Recvd: 06/06/05 15:22 2 pgs
Fees:13.00 Taxes:443.63

20050606-0064452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley J. Meyer and husband, Jerry C. Meyer, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.