STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Edwin B. Peel Jr.	Countrywide Home Loans, Inc.	131-07-0-C
1704 Castleman Drive	801 Crescent Centre Drive #510	GROUP
Nashville, Tennessee 37215	Franklin, Tennessee 37067	PARCEL 006.00

Davidson County DEEDWARR
Recvd: 06/16/05 13:09 2 pgs
Fees:13.00 Taxes:1424.50
20050616-0069093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Three Hundred Eighty Five Thousand Dollars and Zero Cents ($385,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ruth G. Zibart, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edwin B. Peel Jr. and wife, Cinthia T. Peel, 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 Unit B on Lot 6 as shown on Exhibit "C" to the Master Deed for Square Acres of record in Book 6494, page 41, Register's Office for Davidson County, Tennessee, including an undivided interest in the common elements set forth in said Master Deed, having originally been part of Lot No. 6 on the Plan of Square Acres of record in Plat Book 5800, page 122, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to Alan W. Zibart and wife, Ruth G. Zibart, by deed dated August 11, 1992, from Janine M. Cundiff and husband, Ben L. Cundiff, of record in Book 8701, page 968, Register's Office for Davidson County; Tennessee; the said Alan W. Zibart having since died.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1704 Castleman Drive, Nashville, TN 37215

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 13th day of June, 2005.

Ruth G. Zibart

Ruth G. Zibart

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Ruth G. Zibart, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

