Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Leila Schmeisser
Affiant

Subscribed and sworn to before me, this 29th day of July, 2005

Sharon L. Riney
Notary Public
My commission expires:

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/02/05 14:07 2 pgs
Fees:13.00 Taxes:1258.00

20050802-0090394

03-0507-32950

Address of New Owner:	Send Tax Bills to:	Tax Information
John Robert Peebles	Sirva Mortgage, Inc.	129-05-0-018
6574 Rolling Fork Drive	6070 Parkland Blvd.	
Nashville TN 37205	Mayfield Heights, OH 44124	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aaron R. Townsend and wife, Jenny L. Townsend, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Robert Peebles, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 887, on the Plan of West Meade Farms, Inc., Section XIV, of record in Book 2331, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron R. Townsend and Jenny L. Townsend by Special Warranty Deed from The Bank of New York, Trust U/A dated December 1, 2001 (EQCC Trust 2001-2), dated November 5, 2003, of record in Instrument No. 20031107-0163725, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6574 Rolling Fork Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2005.

Aaron R. Townsend

Jenny L. Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron R. Townsend and Jenny L. Townsend, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of July, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

