This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050771

PREPARED BY & RETURN TO:
COMMERCE UNION
5200 MARYLAND WAY
BRENTWOOD, TN. 37027

Send Tax Bills To:

Same

Davidson County DEEDWARR
Recvd: 11/08/05 12:55 2 pg:
Fees:13.00 Taxes:347.43

20051108-0135312

New Owner is:
Ryan and Dawn Peck
5412 Kentucky Avenue
Nashville, TN 37209

MAP: 91-6
PARCEL: 312.00

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, **Maria C. Arguello, a single person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ryan S. Peck and wife, Dawn E. Peck**, 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, being Lots Nos. 1321 and 1323 of Block 184, Plan 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 1321 and 1323 front together 60 feet on the northerly side of Kentucky Avenue and run back between parallel lines, with the easterly margin of 55th Avenue, North, formerly 14th Street, 150 feet to an alley.

Being the same property conveyed to Maria C. Arguello, a single person by QuitClaim Deed from Reynaldo Alvarado dated 1/17/01, recorded 1/24/01, in Instrument No. 200101240007398, 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.

MA Sellers Ints.

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 7 day of November, 2005.

GRANTOR:

Maria C. Arguello

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Maria C. Arguello, a single person**, 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 7 day of November, 2005.

BYLTHE ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $93,900.00.

Julie Wilbanks
Affiant

SWORN TO and subscribed before me this 7th day of November, 2005

TAREE L. RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires:

2/24/09