Davidson County DEEDWARR
Recvd: 12/02/05 10:36 2 pgs
Fees:13.00 Taxes:1655.75

20051202-0144967

BOX 10-A

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$447,500.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2005.

Notary Public

My commission expires:_____

(AFFIX SEAL)

KATHY SNIDER
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Gamse	First Horizon Home Loans	**103-12 103.00**
321 Lauderdale	4000 Horizon Way	
Nashville, TN 37205	Irving, TX 75063	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jim O. Peace and Shawna Peace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Gamse and Stephanie Shapiro

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:

Land in Davidson County, Tennessee, being Lot 12 of Block "G" on the Plan of Cherokee Park Subdivision Section No. 1, as of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jim O. Peace and Shawna Gaw by deed from John B. Fergus and spouse, Claudette L. Fergus of record in Instrument No. 20021218-0156185 and re-recorded in Instrument No. 20030604-0076767, Register's Office for Davidson County, Tennessee. Jim O. peace having quitclaimed to Jim O. Peace and wife, Shawna Peace of record in Instrument No. 20040422-0045921.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **321 Lauderdale, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 30th day of November, 2005.

Jim Peace
Jim O. Peace

Shawna Peace
Shawna Peace

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jim O. Peace and Shawna Peace**, the bargainor(s) 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, at office, this **30th** day of **November, 2005.**

Notary Public

My Commission Expires: 11.25.2006

