THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24975-12-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me this 13th day of December, 2005. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ronnie Edward Peach Ann Jo Peach 255 Cedarview Drive Antioch, TN 37013	**Send Tax Bills To:** Same	**Tax Information:** Map No.162.13 Parcel No. 219.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas R. Day, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ronald ~~Ronnie~~ **Edward Peach and wife, Ann Jo Peach** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 255 Cedarview Drive, Antioch, Tennessee 37013

Juanita P. Day, spouse of Douglas R. Day, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Douglas R. Day.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of December, 2005.

Douglas R. Day

Juanita P. Day

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Douglas R. Day and Juanita P. Day**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/29/05 09:14 2 pgs
Fees:13.00 Taxes:499.50

20051229-0155876

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Two-D Monte Carlo as of record in Plat Book 4955, page 87, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas R. Day by deed dated August 16, 1996, from John A. Ehlers and wife, Sabine Ehlers, of record in Book 10163, page 683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 5161, page 945; and
3. All matters appearing on the Plan of record as Book 4955, page 87, Register's Office for Davidson County, Tennessee.