This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 06/22/06 14:57 2 pgs
Fees:13.00 Taxes:11.10



20060622-0074769

PICK-UP

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Billy & Rhonda Warren	Same	Map 34-10
407 Atlantic Avenue		Par 79
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, K. Amanda Peck, have this day bargained and sold, and do hereby transfer and convey to the said Billy Warren and wife, Rhonda Warren, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being the easterly 10 feet of Lot No. 16, Lot No. 17 and the westerly 20 feet of Lot No. 18 in Block 3 of the Edenwold Subdivision, of record in Book 421, page 128, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 55 feet on the south side of Plum Street and run back between parallel lines to a dead line on the rear.

Being the same property conveyed to K. Amanda Peck by deed from Wayne R. Lollis and wife, Jean E. Lollis, of record in Book 6308, page 737, Register's Office for Davidson County, Tennessee.

This is ~~improved~~ unimproved property known as 1321 Plum Street, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Billy Warren and wife, Rhonda Warren, their heirs and assigns, forever.

And I, K. Amanda Peck, do covenant with the said Billy Warren and wife, Rhonda Warren, that I am lawfully seized and possessed of said land in fee simple; that I have good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year of 2006.

And I, K. Amanda Peck, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the Billy Warren and wife, Rhonda Warren, their and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 22nd day of June 2006.

K. Amanda Peck

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Amanda Peck, 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 purpose therein contained.

Witness my hand, at office, this 22nd day of June 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $3,000.00.

AFFIANT

Subscribed and sworn to before me, this 22nd day of June 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.