Davidson County DEEDWARR
Recvd: 06/26/06 12:35 2 pgs
Fees:13.00 Taxes:203.50

20060626-0075947

WARRANTY DEED

G-TZ-06-201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) June 10, 2009

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Zuckerman	New Owner	
201 Treutlan Street	(NAME)	82-11-10.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIE MAE PEETE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA ZUCKERMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT 67 MAP OF BRYANS ADDITION TO EDGEFIELD AS OF RECORD IN BOOK 21, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 67 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF TRUTLAND STREET AND EXTENDS BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF NORTH SECOND, FORMERLY HARRIS STREET, 165 FEET TO AN ALLEY IN THE REAR MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIE MAE PEETE BY QUITCLAIM DEED FROM NATHANIEL PEETE, JR., RECORDED ON THE 5TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060505-0052652, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 21, page 63; Book 8965, page 929; 11390, page 166; instrument number 20011107-0122592; 200030812-0114915; 20050630-0075481; Book 7299, page 366; Book 7300, page 514; Book 7303, page 63; Book 7311, page 243; Book 7312, page 445; Book 7324, page 575, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 201 Trentland Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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/our hand(s) this 21st day of June, 2006.

Willie Mae Peete
Willie Mae Peete

STATE OF Tennessee
COUNTY OF Davidson

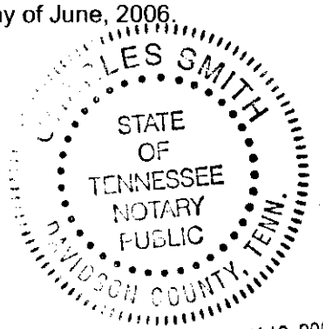
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willie Mae Peete, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903