(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/06 10:54 2 pgs
Fees:13.00 Taxes:508.75
20060815-0100257

21872

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

F.V. Peay

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF August, 2006.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS & HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JAN. 30, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Fred V. Peay, Jr.	NEW OWNER	
P.O. Box 158412 Nashville, TN. 37215		Map and Parcel 117-3-63

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH PARKER PEAY, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto FRED V. PEAY, JR., unmarried, hereinafter called the GRANTEE(S), his heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, the same being a one-half (1/2) interest, described as follows, to wit:

LAND in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 8 on the Plan of Sharondale, as of record in Book 332, page 119, of the Office of the Register of Deeds for Davidson County, Tennessee.

Said part of said Lot No. 8 fronts 75 feet on the northeasterly side of an old road, now called Sharondale Drive or Boulevard, and runs back 400 feet on the westerly line, and 415 feet, more or less, on the easterly line, to the right of way of the Tennessee Central Railroad, and shows 75 feet on said right of way.

Being the same property conveyed to William James Parker and wife, Augusta Hamilton Parker, on October 31, 1923 by deed from J. O. Norton and wife, Sarah D. Norton, of record in Book 628, page 270, Register's Office for Davidson County, Tennessee. William James Parker died on July 19, 1967, and fee simple title then vested in his widow, Augusta Hamilton Parker, as surviving tenant by the entireties and as sole devisee under the Will of William James Parker of record in Will Book 88, page 428, Probate Court for Davidson County, Tennessee. The said Augusta Hamilton Parker died on June 30, 1977, and in her Will of record in Will Book 120, page 664, Probate Court for Davidson County, Tennessee, devised and bequeathed all of her property in equal shares to William James Parker, Jr. and Sarah Parker Peay, her son and daughter. The said William James Parker, Jr. having since died leaving his one-half interest to William J. Parker, Jr. Testamentary Trust.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 117-3-63.
b. All matters appearing on the Plan of Sharondale of record in Plat Book 332, page 119, Register's Office for Davidson County, Tennessee.
c. Deed to State of record in Book 4732, page 757, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 2132 Sharondale Drive, Nashville, Tennessee .

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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 14th day of August, 2006:

Sarah Parker Peay

Sarah Parker Peay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named SARAH PARKER PEAY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 14th day of August, 2006.

Notary Public

My Commission Expires:



My Commission Expires JAN. 30, 2010