WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF August, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY (Affix Seal)

JONES-H06238

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Jones		53-8-2
108 Ryburn Drive	Same	
Old Hickory, TN 37138		

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, I/we, HELEN PECK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THOMAS JONES, 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:

Being Lot No. 36 and part of Lot 37 on the Plan of Fairway View, of record in Plat Book 2900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Said part of Lot No. 37 is further described as follows: Beginning at a point in the northwesterly margin of Ryburn Drive, said point being the corner to and in the property line of Lot No. 36; thence extending back with the line of Lot No. 36, 146.6 feet to a point in the rear line of Lots No. 36 & 37; said point being the adjoining rear corner of Lots No. 36 and 37; thence following the rear line of Lot No. 37, 6' 10" to a stake in said line; thence with a straight, direct line running in a northeasterly direction to the point of the beginning.

Being the same property conveyed to Raymond Peck and wife, Helen Peck by Warranty Deed from George W. Sutherland, Jr. and wife, Tara A. Sutherland of record on April 15, 2002 in Instrument number 20020418-0048032, further conveyed to Helen Peck by Quitclaim Deed from Raymond Peck of record on August 22, 2003, in Instrument 20060822-0103288, said Register's Office for Davidson County, Tennessee.

This is ( ) unimproved
(X) improved property known as 108 Ryburn Drive, Old Hickory, Tennessee 37138.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of August, 2006 :

Helen Peck

Davidson County DEEDWARR
Recvd: 09/07/06 14:50 1 pgs
Fees:13.00 Taxes:436.60
20060907-0110977

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named HELEN PECK, 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 Hendersonville, Tennessee, this 30th day of August, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY