PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/09/06 10:01 2 pgs
Fees:13.00 Taxes:1647.98
20061009-0124964

W & I Ref: _gj__ Title No: 48248

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas H. Peebles IV Elizabeth M. Peebles 5420 Forest Acres Drive Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 16009000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$445,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven D. Sinclair and spouse, Amanda H. Sinclair**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas H. Peebles IV and Elizabeth M. Peebles** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Two, Oak Hill Estates of record in Book 4460, page 36, 37 and 38 Register's Office for said County.

Said Lot No. 83 fronts 228.00 feet on the northwesterly margin of Forest Aces Drive and extends back 334.39 feet on the northeasterly line and 295.23 feet on the southwesterly line to a dead line in the rear, measuring 308.70 feet thereon.

Being the same property conveyed to Steven D. Sinclair and wife, Amanda H. Sinclair by deed from Ronald S. Burnson and wife, Terri A. Burson of record in Doc. No. 20031006-0147662, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Pages 36, 37 and 38, said Register's Office, which Plan shows a 75 foot minimum building setback line from Forest Acres Drive, and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the northeaster and southeast front corners of said lot and the following note " Lot 83" shall have a sewage pump installed to let the sewage to the rear of the lot.

This is improved property, known as: 5420 Forest Acres Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of October, 2006 .

Steven D. Sinclair

Amanda H. Sinclair

State of TENNESSEE
County of WILLIAMSON

On this 6th day of October, 2006 , before me the undersigned authority, personally appeared **Steven D. Sinclair and Amanda H. Sinclair** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $445,400.00

Affiant

Sworn and subscribed before me this 6th day of October, 2006

My Commission Expires: 12-13-2008

Notary Public

LAURIE M. HART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY