Davidson County DEEDWARR
Recvd: 07/03/07 15:02 2 pgs
Fees:13.00 Taxes:839.90

20070703-0079574

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2007.

Notary Public
MY COMMISSION EXPIRES: 2/22/2010
File No. W7-3712D

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXPIRES RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John David Pelham and Rebecca C. Pelham, husband and wife (NAME)	American Home Mortgage (NAME)	97-16-A-13-CO
5500 Peninsula Park Landing (STREET ADDRESS	538 Broadhollow Road (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dave S. Newman and Marjorie Newman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John David Pelham and Rebecca C. Pelham, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of FIRST REVISION OF PENINSULA, A PLANNED RESIDENTIAL DEVELOPMENT, as shown by plat of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dave S. Newman, unmarried, from Amy G. Crowe and husband Mark Crowe, by Deed dated August 31, 2005, as Instrument No. 200509080108114, in the Register's Office for Davidson County, Tennessee.

Marjorie Newman joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5500 Peninsula Park Landing, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of June, 2007.

Dave S. Newman — June 29, 2007 Date

Marjorie Newman — June 29, 2007 Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dave S. Newman and Marjorie Newman, husband and wife, the bargainor(s), 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 29th day of June, 2007.

My Commission Expires: 10/15/2010

Notary Public

TRUDY MILLIKEN — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
 # 13493