# WARRANTY DEED

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

B-VP-08-1506

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/30/09
(AFFIX SEAL)

**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: (NAME) | MAP-PARCEL NUMBERS |
|---|---|---|
| William Dranes | New Owner | |
| 1506 Eighth Avenue South (ADDRESS) | (ADDRESS) | 105-6-166.00 |
| Nashville, TN 37203 (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 VINCENT PEACH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM DRANES AND TONI HOOPER, 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 LOT NO. 4 ON THE PLAN OF HIGHLAND GARDEN PLAN OF LOTS OF RECORD IN BOOK 57, PAGE 118, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO VINCENT PEACH BY DEED FROM GEORGE M. TERRELL OF RECORD IN INSTRUMENT NO. 20060901-0108697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 30, 2006.

BEING THE SAME PROPERTY CONVEYED TO VENETIA K. PEACH BY DEED FROM VINCENT PEACH OF RECORD AS INSTRUMENT NO. 20070604-0066179, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 29, 2007.

BEING THE SAME PROPERTY CONVEYED TO VINCENT PEACH BY DEED FROM VENETIA K. PEACH OF RECORD AS INSTRUMENT NO. 20080122-0006107, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 17, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 118; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 1506 Eighth Avenue South, Nashville, Tennessee 37203
(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.

Davidson County DEEDWARR
Recvd: 02/28/08 12:49 2 pgs
Fees:13.00 Taxes:2081.25

20080228-0019735

Witness my/our hand(s) this 27th day of February, 2008.

Vincent Peach by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2008, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vincent Peach and who acknowledged that he executed the same as the free act and deed of the said Vincent Peach.

Witness my hand and official seal, this the 27th day of February, 2008.

Kaz E. Arbogast

Notary Public

My Commission Expires:
(SEAL)

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

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