Davidson County DEEDWARR
Recvd: 09/02/08 09:12 2 pgs
Fees:13.00 Taxes:441.92

20080902-0089269

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $119,437.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2008

Notary Public

My commission expires: 3/1/09

06-0808-73159

Address of New Owner:	Send Tax Bills to:	Tax Information
Willie Lorenzo 94 Ocala Drive Antioch TN 37013	New Owner	162-07-0-223.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Moira Ferguson, Personal Representative of the Estate of Monica Mary Peach, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Willie Lorenzo, unmarried, hereinafter called the Grantees, their successors 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. 35, on the Plan of Whittemore Valley, Section 2-B, of record in Book 6200, Page 443, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Monica M. Uher and Harvey Dean Peach by deed from Justine C. McCoy, unmarried, dated December 31, 1991, recorded January 6, 1992, of record in Book 8522, Page 580, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Monica M. Peach, unmarried, from Monica M. Uher as surviving tenant by the entirely, by Quit Claim Deed dated August 13, 2004, as Instrument No. 20040824-0102425, in the Register's Office for Davidson County Tennessee.

The said Monica M. Peach having since died on April 12, 2008, and pursuant to the Order Approving Proposed Sale of Real Property in Docket No. 08P670, Personal Representative of the Estate of Monica Mary Peach, Moira Ferguson is authorized to execute deed as referenced in Case No. 08P670, in the Circuit Court for the State of Tennessee, 20th Judicial District, Davidson County, Tennessee, 7th Circuit.
Order also recorded as Instrument Number 20080902-0089268
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 94 Ocala Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 26th day of August, 2008.

Moira Ferguson, as Personal Representative of the Estate of Monica Mary Peach, deceased

Moira Ferguson, as Personal
Representative of the Estate
of Monica Mary Peach, deceased

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Moira Ferguson, as Personal and Representative of the Estate of Monica Mary Peach, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of August, 2008.

Kathleen A. Tomlinson
Wilson

My Commission expires: 01/17/~~2010~~ 2012

