WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090034824 DEEDWARR
Recvd: 05/27/09 14:11 2 pgs
Fees:13.00 Taxes:381.10
20090527-0048601

G-VRE-09-2104

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

R. Cubtree
Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2009.

Rachel Neal
Notary Public

MY COMMISSION EXPIRES: 07/25/09
(AFFIX SEAL)

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

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:	MAP-PARCEL NUMBER
**E. Ashley Egger	New Owner	
2104 Carter Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	083-03 148.00

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, I/we KATHIE PEDEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY *EGGER, 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: *E.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE WESTERLY PART OF LOT NO. 53 ON THE PLAN OF W.S. ASHWORTH SUBDIVISION OF LOTS NOS. 47,48, 49, AND 50 OF THE TOWN OF BROWNSVILLE AS OF RECORD IN BOOK 161, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH MARGIN OF CARTER STREET AT THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG CARTER STREET 50 FEET; THENCE AT RIGHT ANGLES OF SAID STREET, SOUTHERLY 154 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WESTERLY ALONG SAID ALLEY 10 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF THE RIGHT-OF-WAY OF THE LEWISBURG AND NORTHERN RAILROAD; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY 54 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHERLY 120 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DAVID O. PEDEN TO KATHIE PEDEN, UNMARRIED AS RECORDED ON THE 17TH DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081017-0104305; QUITCLAIM DEED FROM MARGARET CHRISTINE LADD ALSO KNOWN AS CHRISTINE LADD LEVERS, AS SOLE HEIR OF MARY PARKER, NOW DECEASED TO DAVID O. PEDAN, UNMARRIED AS RECORDED ON THE 1ST DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081001-0099464; QUITCLAIM DEED FROM VICTOR HAZELWOOD, TRUSTEE TO DAVID O. PEDEN AND MARY PARKER AS RECORDED ON THE 15TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041015-0124355 AND WARRANTY DEED FROM ELISE L. MOORE AND HUSBAND, DAVID MOORE TO DAVID O. PEDEN, UNMARRIED AS RECORDED ON THE 12TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040412-0041016, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

* THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B)ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2104 Carter Avenue, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 22nd day of May, 2009.

Kathie Peden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathie Peden, the within named bargainor, 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 the 22nd day of May, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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