(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090051071 DEEDWARR
Recvd: 07/29/09 11:37 2 pgs
Fees:13.00 Taxes:168.35
20090729-0070915

BRYAN D. SPIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE: 28

Notary Public

MY COMMISSION EXPIRES: 9-18-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Peach, Sr.	New Owner	057-00-0-037.00
(NAME)	(NAME)	
809 Hunters Hill Trace		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Vincent Peach**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Peach, Sr. and wife, Venetia K. Peach**, 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:

A TRACT OF LAND IN THE THIRTEENTH, FORMERLY THE TWENTY-FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, CONTAINING FORTY-NINE (49) ACRES AND NO MORE, AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE APRIL 30, 1938 BY JOHN WILKES, CIVIL ENGINEER, AS FOLLOWS:

BEGINNING AT R.P. BRACY'S NORTHEAST CORNER, THENCE NORTHEASTWARDLY 2282.5 FEET TO AN ASH; THENCE WESTWARDLY 445.5 FEET TO TWO DOGWOODS; THENCE SOUTHERLY 313.5 FEET TO A GUM STAKE; THENCE WESTWARDLY 567.6 FEET TO A POINTER AND STAKE; THENCE SOUTH 1869 FEET, MORE OR LESS, TO THE CENTER OF THE NEW TWENTY FOOT ROAD DESCRIBED IN DEED TO JOHN H. BARDILL, ET UX, AS OF RECORD IN BOOK 1041, PAGE 184, R.O.D.C., THENCE FOLLOWING SAID TWENTY FOOT ROAD TO THE BEGINNING; BEING THE SAME LAND CONVEYED TO BERTHA M. FERRELL BY DEED FROM JAMES H. FREEMAN AND WIFE, MARY PORTER FREEMAN, WHICH WAS DEEDED THEM BY JAMES H. DAVIS AND WIFE, MARY DAVIS, AS OF RECORD IN BOOK 1090, PAGE 167, R.O.D.C., NASHVILLE, TENNESSEE, EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE FACE OF A TWELVE INCH HICKORY, SAID PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO TONEY CARROLL, SR. AND WIFE LILLIE CARROLL, BY DEED FROM LEONA JOHNSON TOMPKINS, ELIZABETH JOHNSON HARDIN, MARY JOHNSON ROBINSON, ROSIE LEE JOHNSON BOWERS, MINNIE MARIE JOHNSON DOWDY, SARAH JUANITA YOUNG MARTIN, AND KATHRYN LORETTA YOUNG WILSON, OF RECORD IN BOOK 4149, PAGE 257 OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, THENCE SOUTH 4 DEGREES, 19 MINUTES, 48 SECONDS EAST, 781.0 FEET TO AN IRON PIN; THENCE NORTH 57 DEGREES, 31 MINUTES WEST, 520.0 FEET TO AN IRON PIN AT THE CENTER OF THE RIDGE; THENCE SOUTH 75 DEGREES, 00 MINUTES WEST, 200.0 FEET TO AN IRON PIN; THENCE DUE WEST 80.66 FEET TO AN IRON PIN ON THE WEST SIDE OF THE HILL; THENCE NORTH 4 DEGREES, 19 MINUTES, 48 SECONDS WEST 490.11 FEET TO A SPIKE IN THE CENTER LINE OF A DIRT ROAD LEADING TO THE TONEY CARROLL, SR. PROPERTY; THENCE WITH THE CENTER LINE OF SAID DIRT ROAD, THE FOLLOWING CALLS; NORTH 74 DEGREES, 40 MINUTES, 32 SECONDS, EAST 106.73 FEET TO A POINT, THENCE NORTH 59 DEGREES, 23 MINUTES, 7 SECONDS EAST 188.97 FEET TO A POINT, THENCE NORTH 43 DEGREES, 40 MINUTES, 48 SECOND EAST, 121.17 FEET TO A POINT, THENCE NORTH 32 DEGREES, 38 MINUTES, 10 SECOND EAST, 61.74 FEET TO A POINT, THENCE NORTH 10 DEGREES, 37 MINUTES, 12 SECONDS EAST, 45.84 FEET TO A POINT, THENCE NORTH 14 DEGREES, 49 MINUTES, 4 SECONDS EAST 36.31 FEET TO A POINT, THENCE NORTH 42 DEGREES, 59 MINUTES, 38 SECONDS EAST 44.50 FEET TO A POINT, THENCE NORTH 50 DEGREES, 39 MINUTES, 34 SECONDS EAST 102.56 FEET TO A POINT, THENCE NORTH 60 DEGREES, 4 MINUTES, 52 SECONDS EAST 82.32 FEET TO A POINT, THENCE NORTH 55 DEGREES, 54 MINUTES, 2 SECONDS EAST 89.79 FEET TO A FENCE POST ON THE SOUTH MARGIN ON SAID ROAD; THENCE SOUTH 3 DEGREES, 29 MINUTES, 21 SECONDS EAST 51.08 FEET TO AN IRON PIN, THENCE SOUTH 4 DEGREES, 19 MINUTES, 48 SECONDS EAST 420.84 FEET TO THE POINT OF BEGINNING, CONTAINING 12.33 ACRES, MORE OR LESS, BEING A PORTION OF THE PROPERTY CONVEYED TO NORMAN F. MESGER BY DEED FROM JUNE M. MESGER OF RECORD IN BOOK 4764, PAGE 9, R.O.D.C.T.; THAT LIES SOUTH OF THE EXISTING DIRT ROAD TO THE TONEY CARROLL, SR. PROPERTY, LEAVING IN THE AGGREGATE, 36.67 ACRES MORE OR LESS, ALL LYING AND SITUATED IN DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO VINCENT PEACH BY DEED OF NORMAN F. MESGER, TRUSTEE OR HIS SUCCESSORS OF THE TRUST OF NORMAN F. MESGER DATED NOVEMBER 15, 1996, A REVOCABLE LIVING TRUST, DATED JULY 3, 2007, OF RECORD AS INSTRUMENT NO. 20070731-0090712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2009, payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Out Conveyance of record in Book 6835, page 633, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 0 Toney Carrol Rd., Nashville, TN 37218

(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 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. 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 23rd day of July, 2009.

Vincent Peach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vincent Peach, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of July, 2009.

Notary Public

My Commission Expires: 9-18-12

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012