BILL GARRETT, Davidson County
Trans:T20100026399 DEEDWARR
Recvd: 05/03/10 14:08 2 pgs
Fees:13.00 Taxes:66.60

20100503-0033582

STATE OF Tennessee)
COUNTY OF Macon)

The actual consideration for this transfer is
$18000.00

Affiant

Subscribed and sworn to before me on this
29th day of April, 2010.

My commission expires: 2-24-14

STEPHANA JOHNSON NOTARY PUBLIC AT LARGE MACON COUNTY, TENNESSEE

V4073-403
This instrument was prepared by:
Associates Closing & Title
8 Cadillac Drive, Suite 120
Brentwood, TN 37027
(615)255-9388

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mike Peden 3507 Central Avenue Nashville, TN 37205	New Owner	091 04 0 039.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Tim Driver and wife, Mary Lynn Driver, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto Mike Peden, hereinafter called the Grantee(s), and his heirs and assigns, a certain tract of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 62 and 63 on the Plan of L.H. Davis Subdivision of Lot No. 41 of Clifton Plan, of record in Plat Book 57, Page 100, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Tim Driver by Special Warranty deed from Federal Home Loan Mortgage recorded as Instrument Number 20091026-0098442, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), his heirs and assigns, forever; and Grantor(s) do/does covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do/does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee(s), his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of April, 2010.

Tim Driver

Mary Lynn Driver

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF Tennessee)
)ss.
COUNTY OF Macon)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tim Driver and Mary Lynn Driver, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand this 29th day of April, 2010.

Stephana Johnson
Notary Public

STEPHANA JOHNSON
NOTARY PUBLIC AT LARGE
MACON COUNTY, TENNESSEE

My Commission Expires: 2-24-14