BILL GARRETT, Davidson County
Trans:T20100026410 DEEDWARR
Recvd: 05/03/10 14:20 2 pgs
Fees:13.00 Taxes:592.00
20100503-0033597

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me on this the 19 day of April, 2010.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4-4-13

MORTGAGEE:

First Tennessee Bank
668 Nashville Pike
Gallatin, TN 37066

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Sam Peden	Same as Owner	052-05 0 248.00
834 East Meade Avenue		
Madison, Tn 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **CHARLES A. POHLMAN, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SAM PEDEN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 9 and 50 feet of Lot No. 8 on the Plan of Block "B" on the Plan of Power and Roth's Subdivision of record in Book 843, Page 7, Registers' Office for said County. Said Lot No. 9 and part of Lot No. 8 front 110 feet on the Westerly side of East Meade Avenue and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to CHARLES A. POHLMAN and wife, WILMA S. POHLMAN by Deed dated May 27, 1977 and recorded in Book 5155, Page 813 and corrected by instrument dated July 29, 1977, and recorded in Book 5187, Page 113, said Register's Office. The said Wilma S. Pohlman having since died, leaving as her heir her husband, as tenant by the entirety, Charles A. Pohlman.

This is improved property known as 834 East Meade Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 19 day of April, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles G. Pohlman

CHARLES A. POHLMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES A. POHLMAN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 19 day of April, 2010.

CURTIS M. LINCOLN
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1-26-13