STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2011.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-2722D

BILL GARRETT, Davidson County
Trans:T20110050511 DEEDWARR
Recvd: 08/17/11 10:29 2 pgs
Fees:13.00 Taxes:120.25
20110817-0063432

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, husband and wife	SAME	94-1-310
(NAME)	(NAME)	
100 Coursey Blvd	SAME	
(STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Cheryl Peach, Sole Heir of Maggie H. Peach,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Wayne Hackney, Sr. and Linda Darline Hackney, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 135 on the plan of SHELBY VILLAGE NO. 2, as shown by plat of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point on the northerly margin of Fulton Street at the southeast corner of Lot No. 134 on said Plan; thence with the line between said Lots Nos. 134 and 135, northwestwardly 139.1 feet to the common corner of Lots Nos. 122, 123, 134 and 135 on said Plan; thence with the line between said Lots Nos. 135 and 122, northeastwardly 31 feet to the common corner of Lots Nos. 122, 135 and 137 on said plan; thence with the line between said Lots Nos. 135 and 137, southeastwardly 39.5 feet to the northwest corner of Lot No. 136; thence with the line between said lots Nos. 135 and 136, southeastwardly 99.7 feet to the northerly margin of said Street; thence with the northerly margin of said street southwestwardly 60.8 feet to the beginning.

BEING the same property conveyed to Maggie H. Peach from Mary Hamilton Kennedy, by Deed dated June 22, 1960, in Book 3097, Page 149, in the Register's Office for Davidson County, Tennessee.
Maggie H. Peach has since died intestate October 14, 2010. Cheryl Peach is the sole heir at law. See Affidavit of Heirship of record in Instrument #20110817-0063430 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Cheryl Peach is signed by her duly appointed Attorney-in-fact Robert H. Worrell, pursuant to the Power of Attorney recorded in Instrument #20110817-0063431 said Register's Office.

This is improved property, known as 1427 Fulton Street, Nashville, TN 37206.

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. Whenever 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 15th day of August, 2011.

CHERYL PEACH, SOLE HEIR OF MAGGIE H. PEACH

By: Cheryl Peach by Robert Worrell August 15, 2011
Robert G. Worrell, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robert G. Worrell, Attorney-in-Fact for Cheryl Peach, Sole Heir of Maggie H. Peach, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2011.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066