This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

Davidson County DEEDWARR
Recvd: 12/12/11 15:27 3 pgs
Fees:18.00 Taxes:1905.50
20111212-0096840

WARRANTY DEED

Address of new owner as follows:
Bradley E. Peck

Send tax bills to:
Same

Map-Parcel No.
082-09-0-040.00
082-09-0-041.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Know all men by these presents that, **The Home Missioners of America**, an Ohio Non-Profit corporation (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Bradley E. Peck, unmarried, and Richard B. Tucker, unmarried** as joint tenants with right of surviorship (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Tract I

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled the Plan of North Nashville Real Estate Company's Plan of Lots, of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THE HOME MISSIONERS OF AMERICA, AN OHIO NOT-FOR-PROFIT CORPORATION, by deed from WEDGEWOOD INDUSTRIES, INC., A TENNESSEE CORPORATION, of record in Book 6599, page 28, dated July 3, 1985, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled the Plan of North Nashville Real Estate Company, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THE HOME MISSIONERS OF AMERICA, AN OHIO NOT- FOR-PROFIT, by deed from NANCY B. HARDAWAY, of record in Book 6599, page 31, dated July 3, 1985, said Register's Office.

This is improved property commonly known as: **1307 and 1309 6th Avenue North, Nashville, TN 37208.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind itself and its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 8th day of December, 2011.

The Home Missioners of America
An Ohio Non-Profit Corporation

By: Sandra M. Wissell
Sandra M. Wissell
Its: Treasurer

STATE OF OHIO)
)
COUNTY OF BUTLER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandra M. Wissell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Treasurer of **The Home Missioners of America**, the within named bargainor, an Ohio non-profit corporation, and that as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as treasurer.

Witness my hand and seal, at office in FAIRFIELD OHIO, this 8th day of December, 2011.

Mary M. Taylor
Notary Public

My commission expires: 10/15/13

MARY M. TAYLOR
Notary Public, State of Ohio
My Commission Expires Oct. 15, 2013

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value for this transfer of this property, whichever is greater is $515,000.00.

Affiant

Sworn to and subscribed before me
on 12-9-11.

Notary Public
My Commission Expires: 7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013