BOOK 5037 PAGE 132

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Ronald E Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 1976

Notary Public

MY COMMISSION EXPIRES: November 7, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Petty and wife (NAME)	Schumacher Mortgage Company, Inc. (NAME)	84-12-77
27 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (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 HEREBY ACKNOWLEDGED, WE, Cogar W. Lening, Jr. et ux Mary A. Lening

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Petty and wife, Linda F. Petty

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of Nicholhurst, not of record, and described according to a survey made by S. E. DAvis, Surveyor, November 26, 1945, as follows:

BEGINNING on the easterly margin of Fairway Drive at a point 205.3 feet northerly from the northeast of said Fairway Drive and Selma Avenue, said point being the northwest corner of Lot No. 21 on said unrecorded plan; thence with the northerly line of said Lot No. 21 and Lot No. 23 eastwardly 215.2 feet to a point in the westerly line of Lot No. 24 on said plan; thence with the westerly line of said lot northwardly 100 feet; thence north 86 degrees 30' west 189.1 feet to the easterly margin of said Fairway Drive; thence with the easterly margin of said Drive, southwardly 103.7 feet to the beginning.

BEING THE SAME PROPERTY conveyed to Cogar W. Lening, Jr. et ux Mary A. Lening by deed from A. T. Tines et ux Betty Tines of record in Book 4619, page 159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 27 Fairway Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 our hands this 9th day of June, 1976

Cogar W. Lening, Jr. Mary A. Lening

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cogar W. Lening, Jr. and wife, Mary A. Lening

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 1976.

Commission expires November 7, 1979

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Cogar W. Lening, Jr., et ux,

Mary A. Lening

TO

Ronald E. Petty, et ux

Linda F. Petty

D 54595

IDENTIF. REFERENCE

JUN 18 4 06 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

CONV 22,500.00

S'TAX

PR'FEE

DEED

(Please file in Box 4.)

B* 58.50
B* .50
B* 4.00 * 63.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.