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Box GVP

Address New Owner as follows: Send tax bills to: Map-Parcel:

Kathleen N. Peterson
c/o James D. Nicely
8616 Suzanne Drive
Brentwood, Tenn. 37027

Same

168-6-3

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM E. CROOK, d/b/a REGENCY PROPERTIES,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **KATHLEEN N. PETERSON,** hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot 9 as shown on the Plan of Old Harpeth Estates, Section 1, of record in Book 6900, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to William E. Crook, d/b/a Regency Properties, by Warranty Deed from R.C. White Construction Co., Inc. of record in Book 6741, page 252, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

**AND GRANTOR COVENANTS** with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

**AND GRANTOR** further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**MARY JEAN CROOK**, being the spouse of **WILLIAM E. CROOK**, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 27th day of February, 1989.

William E. Crook

**WILLIAM E. CROOK, d/b/a**
**Regency Properties**

Mary Jean Crook

**MARY JEAN CROOK, by**
**William E. Crook**
**Attorney-in-Fact**

12358

IDENTIFICATION REFERENCE

FEB 28 3 22 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM E. CROOK, d/b/a Regency Properties,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of February, 1989.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 27th day of February, 1989, before me personally appeared **WILLIAM E. CROOK,** to me known to be the person who executed the foregoing instrument in behalf of **MARY JEAN CROOK,** and acknowledged that he executed the same as the free act and deed of said **MARY JEAN CROOK,** as evidenced by Special Power of Attorney of record in Book 7666, page 801, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of February, 1989.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

William E. Crook
AFFIANT

Sworn to and subscribed before me this 27th day of February, 1989.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11-2-92

This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

**EXHIBIT "A"**

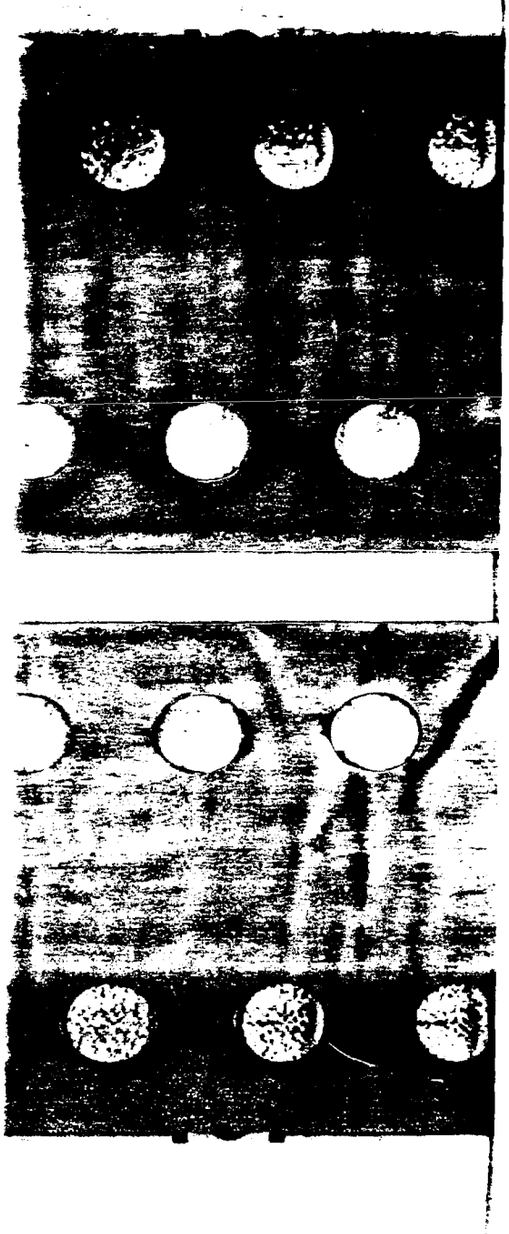
1. Taxes for the year 1989 are a lien, but not yet due and payable. Map-Parcel No. 168-6-3.

2. Restrictive covenants of record in Book 6927, page 68, Register's Office for Davidson County, Tennessee.

3. Easements for electric power lines granted The Tennessee Electric Power Company, of record in Book 787, pages 69 and 70, Register's Office for Davidson County, Tennessee.

4. Setback lines, easements, conditions, restrictions, notes and other matters shown on the Plan of Old Harpeth Estates, Section 1, of record in Book 6900, page 119, Register's Office for Davidson County, Tennessee.

5. Amendments to restrictive covenants of record in Book 7112, page 130, Book 7247, page 145, Book 7520, page 675, and Book 7662, page 533, Register's Office for Davidson County, Tennessee.



**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| | 17000.00 |
| CON TX | 56.10 |
| PRFEE | 0.50 |
| WDEED | 9.00 |
| TOTAL | 65.60 |
| CHECK | 65.60 |

12358

IDENTIFICATION REFERENCE

Feb 28 3 22 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

02/28/89 01 15:25 0001 1173

No. 185594