Mail

This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road, P. O. Box 425
Mt. Juliet, TN 37122

BOOK 8040 PAGE 735

ADDRESS NEW OWNER:
Robert H. Petty
2805 Shauna Court
Nashville, TN 37214

MORTGAGEE:

SEND TAX BILLS:
New Owner

MAP-PARCEL:
96-14-159
FB 3DZ-59952
96-13-138
FB 3DZ-60578

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Arthur C. Flatt and wife, Lana M. Flatt,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert H. Petty, a single person,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being a reserved tract on the Plan of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County. Said reserved tract begins at a point on the southerly margin of Allen Road the northeasterly corner of Lot No. 18; thence with the easterly margin of said Lot No. 18 southwardly 120 feet to a concrete monument; thence southeastwardly 123.5 feet to a concrete monument; thence northwardly 198.3 feet to a concrete monumnet on the southerly margin of Allen Road; thence with said margin of said road westwardly 97.3 feet to the beginning.

TRACT NO. 2: Being Lot No. 18 on the Plan of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County. Said Lot No. 18 begins at a point on the easterly margin of Shauna Drive, the common front corner of Lots No. 18 and 20; thence with the line between said lots eastwardly 134.5 feet to a concrete monument; thence northwardly 120 feet to a point on the southerly margin of Allen Road; thence with said margin of said road westwardly 120 feet to a concrete monumnet at the beginning of a curve having a radius of 19.7 feet; thence around said curve southwardly 31.24 feet to a concrete monument on the easterly margin of Shauna Drive; thence with said margin of said drive southwardly 118.99 feet to the point of beginning.

Being the same property conveyed to Arthur C. Flatt and wife, Lana M. Flatt by virtue of a deed from Richard Rugemer and wife, Joyce Rugemer, as of record in Book 4995, page 773, Register's Office for Davidson County, Tennessee.

This is improved property known as 915 Allen Road and 901 Shauna Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an easement for sanitary sewers and storm drainage across Lot 19, filed of record in Book 5569, page 178; and easements, covenants and conditions as shown on the Plan of record in Book 2330, page 83, said Register's Office, which shows an owner's certificate and an amendement to said Plat in Book 6038, page 351, said Register's Office, showing a change from a Reserved Parcel to Lot 19; and easements, covenants and conditions as shown on the Plan of record in Book 2330, page 87, said Register's Office (Lot No. 18).

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 24th day of January, 1990.

Arthur C. Flatt
ARTHUR C. FLATT

Lana M Flatt
LANA M. FLATT

By: Joseph J Wright Jr atty in fact
Joseph J. Wright, Jr.
Attorney-In-Fact

By: Joseph J Wright Jr atty in fact
Joseph J. Wright, Jr.
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph J. Wright, Jr., to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Arthur C. Flatt and wife, Lana M. Flatt, and who acknowledged that he executed the same as the

free act and deed of Arthur C. Flatt and wife, Lana M. Flatt, by virtue of a Limited Power of Attorney filed for record in Book 7479, page 24, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 24th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 10-6-91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $125,242.

AFFIANT

Subscribed and sworn to before me this 24th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 10-6-91

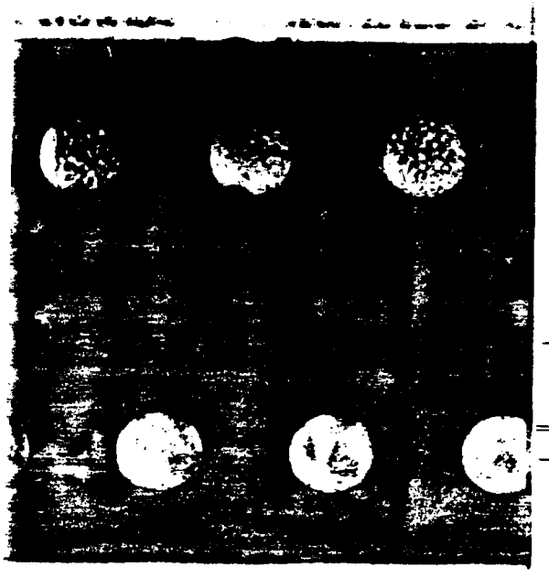
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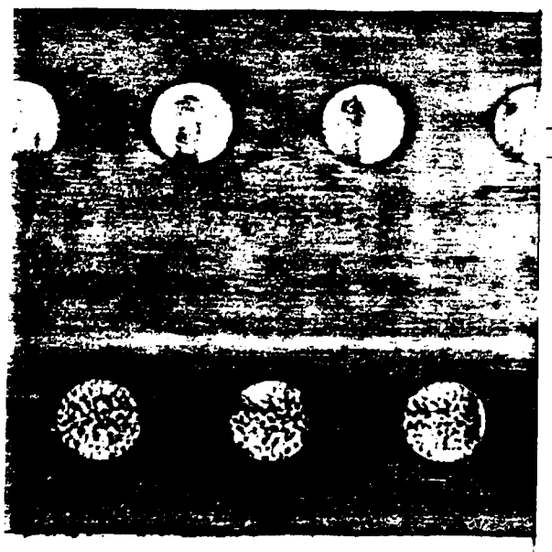
02005

IDENTIF. REFERENCE

FEB 6 9 39 AM '90

DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8040 PAGE 738

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 125242.00
				CON TX 413.16
				PRFEE 1.00
				WDEED 9.00
				TOTAL 423.16
				CHECK 423.16
02/06/90	01			09:38 0001 0725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02005

IDENTIF. REFERENCE

Feb 6 9 39 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 290749