39814

IDENTIF. & REFERENCE

Bat 57-B

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

SN APR 15 PM 4:02

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 9314 PAGE 409

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Timothy M. Petrikin<br>Jenney A. Petrikin<br>308 Ashlawn Court<br>Nashville, Tennessee 37215 | SAME | 138-6-G 308 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, the marriage of Timothy M. Petrikin and Jenney A. McGiffert now Jenney A. Petrikin, love and affection, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Timothy M. Petrikin and Jenney A. McGiffert now Jenney A. Petrikin ("Grantors"), for the purpose and intent to create an estate by the entireties in and to the entire interest in the property previously held by Grantors, have bargained and sold and do hereby transfer and convey unto Timothy M. Petrikin and wife, Jenney A. Petrikin, as tenants by the entireties ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Unit #308, of Burton Hills, Village of Ashlawn, A Condominium, created under title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7076, Page 696, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills, Village of Ashlawn, A Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Timothy M. Petrikin and Jenney A. McGiffert by deed from S.L.A. Service Corporation of record in Book 8672, page 544, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 Ashlawn Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 1994 real estate taxes which Grantees agree to assume and a Deed of Trust of record in Book 8672, page 548, Register's Office for Davidson County, Tennessee.

AND Grantors do further covenant and bind themselves their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 15th day of April, 1994.

Timothy M. Petrikin

Jenney A. Petrikin
formerly Jenney A. McGiffert

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is zero.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 1994.

NOTARY PUBLIC

My Commission Expires:

March 31, 1998

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Renee D. McAllester, a Notary Public of this county and state, Timothy M. Petrikin and Jenney A. Petrikin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1994.

NOTARY PUBLIC

My Commission Expires:

March 31, 1998

H:\RMCAL\PETRIKI.WD (April 15, 1994)

03CHECK 8.00