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| 3cv44<br>**THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $71,000.00.<br><br>Robt David Petty<br>**Affiant**<br><br>Subscribed and sworn to before me, this 24th day of May, 1996.<br><br>**Notary Public**<br><br>My Commission Expires: 11-27-99 |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Robert David Petty and wife,<br>Monica W. Petty<br>1112 Richmond Drive<br>Nashville, TN 37216 | Send Tax Bills To:<br>FTB Mortgage Services<br>P. O. Box 80140<br>Atlanta, GA 30366 | Map-Parcel Number:<br><br><br>061-07-082<br>15DZ 24665 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 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, **JANE MCMURRY MCALISTER, as surviving tenant by the entireties,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT DAVID PETTY AND WIFE, MONICA W. PETTY,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of King's Subdivision, Section No. 1, of record in Book 1130, page 94, Register's Office for said County.

Said Lot No. 25 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to the northerly line of the Issac Litton High School property.

Being the same property conveyed to Alexander B. McAlister by deed fro J. W. Richmond, Trustee, of record in Book 1490, page 363, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 1939, page 325, Register's Office for said County, a tenancy by the entireties was created in Alexander B. McAlister and wife, Jane McMurry McAlister; the said Alexander B. McAlister having since died.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 94, Register's Office for said County.

This is improved property known as 1112 Richmond Drive, Nashville, TN 37216.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 24th day of May, 1996.

Jane McMurry McAlister

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE MCMURRY MCALISTER, unmarried,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 24th day of May, 1996.

Notary Public

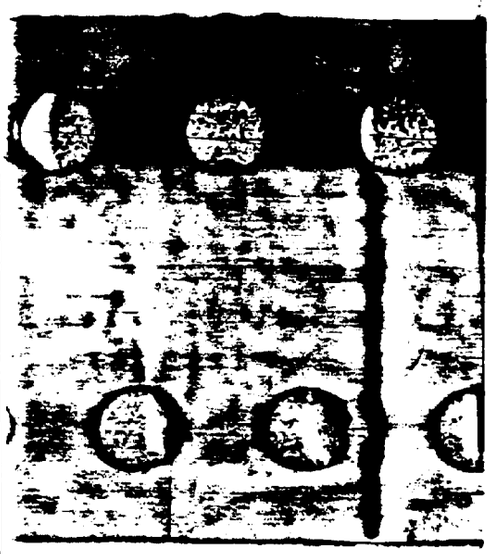
My Commission Expires: 11/27/99

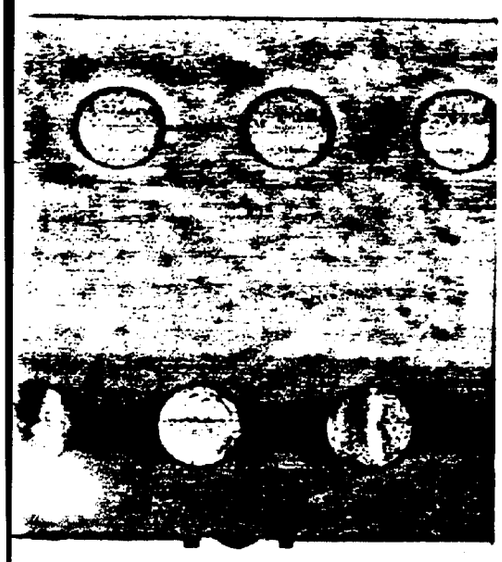
0185271
IDENTIF. & REFERENCE

96 MAY 24 PM 4:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5452 05/24 0101 03CHECK

271.70





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

RECEIVED OF _____

FOR _____

BOOK 10061 PG 473

| | | |
|---|---|---|
| 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 | 71000.00 |
| CON TX | 262.70 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 271.70 |
| CHECK | 271.70 |

05/24/96 01 16:40 0001 5452

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0185271
IDENTIF. ↑ REFERENCE

96 MAY 24 PM 4:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043374