Fax 23

FOR 10293 PG 483

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219
(615) 726-5600

96 DEC 19 PM 3:59

DAVIDSON COUNTY, TN.

012575 72

IDENTIFICATION REFERENCE

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Love Nannie and Thomas Maynard	same
1143 Bellshire Drive	
Nashville, Tennessee 37207	
Map & Parcel No.: 041-16-0-045.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, PHILIP ERNEST PETTY and wife, BRENDA CAROL PETTY ("Grantor"), have bargained and sold and do hereby transfer and convey unto LOVE NANNIE and THOMAS MAYNARD, as tenants in common with right of survivorship ("Grantee"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Bellshire Estates Subdivision, Section 5, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the southerly margin of Bellshire Drive, being the common corner of lots Nos. 156 and 157; thence westwardly 112.7 feet to a point; thence around a curve having a radius of 25 degrees, 44.5 feet to a point; thence southwardly 304.3 feet along the easterly margin of Tuckahoe Drive, to a point; thence, eastwardly 88.7 feet to a point; thence northwardly 323 feet to the point of beginning.
>
> Being the same property conveyed to Philip Ernest Petty and wife, Brenda Carol Petty, by deed from Lively E. Neely and wife, Ruby Pearl Neely, of record in Book 4001, page 890, Register's Office for Davidson County, Tennessee.

This is improved property known as 1143 Bellshire Drive, Nashville, Tennessee 37207.

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 as follows:

1. Real Property Taxes for subsequent years are liens, which are not yet due and payable.

2. All matters shown on the Plan of record in Book 2133, page 114, 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 19th day of December, 1996.

Philip Ernest Petty
PHILIP ERNEST PETTY

Brenda Carol Petty
BRENDA CAROL PETTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

AFFIANT

Subscribed and sworn to before me, this 19 day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 25 March 2000

NANCY LEE BLOUNT NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Lee Blom, a Notary Public in and for said County and State, Philip Ernest Petty and Brenda Carol Petty, 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 19th day of December, 1996.

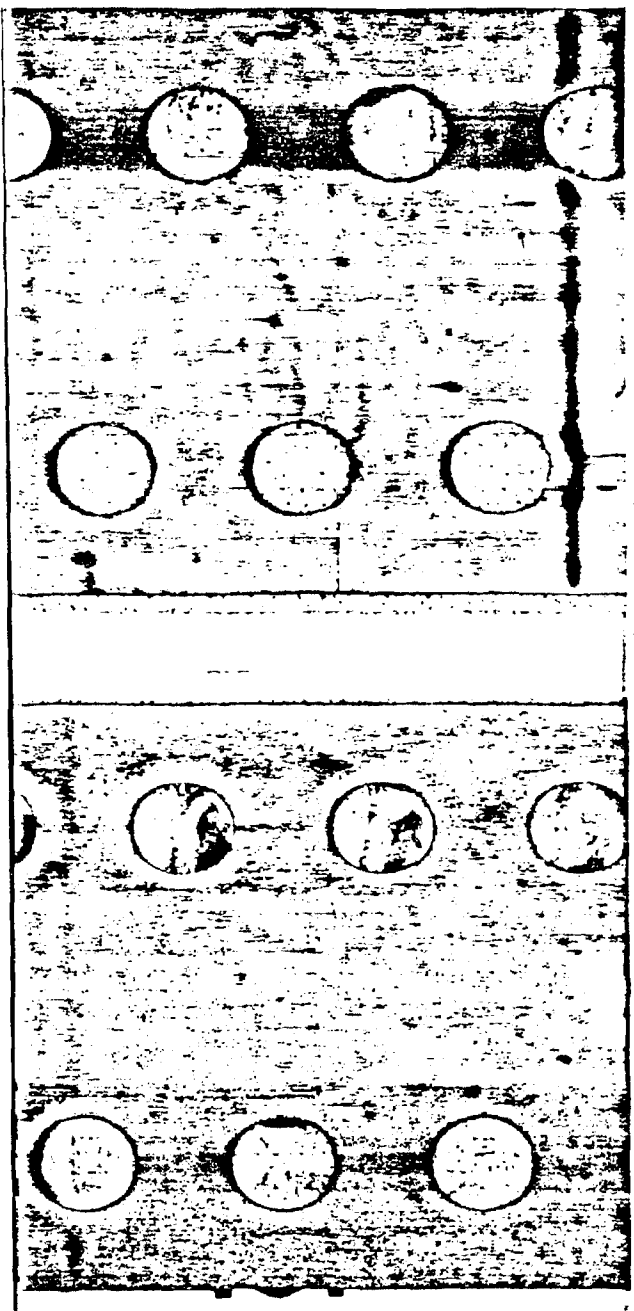
Nancy Lee Blom
NOTARY PUBLIC

NANCY LEE BLOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

25th March 2000

7633 12/19 0101 03CHECK 316.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10298 PG 486

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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	12.00
TOTAL	316.40
CHECK	316.40

12/19/96 01 16:00 0001 7633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257572

IDENTIF. A REFERENCE

96 DEC 19 PM 3:59

REGISTER
DAVIDSON COUNTY, TN.

No. 1100221