| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: | [MAP-PARCEL NOS. |
|---|---|---|
| [Aubrey Hiam | [ New Owner | [ |
| [301 Fairbanks Road | [ | [Map 83-5 |
| [Goodlettsville, TN 37072 | [ | [Parcel 76 |

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

**WARRANTY DEED**

BOOK 10465 PG 574

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Shirley Miller Petty, married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Aubrey Hiam (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Being land in Davidson County, Tennessee, Lot 15, of Block E, on the Map of E. F. Brown's Eastwood Addition as of record in Book 332, page 63, Register's Office of Davidson County, Tennessee.**

**Said Lot 15 fronts 50 feet on the south side of Chicamauga Avenue, and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Shirley Miller Petty by Quitclaim Deed from Patty Easley Baldyga Brietenmoser and Virginia D. Easley Miller of record in Book 5963, apge 377, said Register's Office for Davidson County, Tennessee.**

Johnny F. Petty joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1028 Chicamauga Avenue, Nashville, Tennessee 37206.

[STATE OF TENENSSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $25,000.00.

[ _____
Affiant

[Subscribed and sworn to before me this [15th day of January, 1997

[ _____
Notary Public

[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of May, 1997.

Shirley Miller Petty
**Shirley Miller Petty**

Johnny F. Petty
**Johnny F. Petty**

**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 **Shirley Miller Petty and husband, Johnny F. Petty**, the 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 and official seal at Nashville, Tennessee, this 23rd day of May, 1997.**

NOTARY PUBLIC

**My Commission Expires:** 1-24-98

97 MAY 23 PM 3:51
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0308348

4808 05/23 0101 03CHECK 101.50

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

RECEIVED OF _____

FOR _____

BOOK 10465 PG 576

| | | |
|---|---|---|
| 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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

05/23/97 01 16:00 0001 4808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308348
IDENTIF. ↑ REFERENCE

97 MAY 23 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 11