This Instrument Prepared by:

**GLENN S. MACBETH**
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Virginia R. Petty
3117 Lake Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

# WARRANTY DEED

(Map Number 86-14-B; Parcel Number 50 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOHN KEVIN BREWER and wife, MELANIE H. BREWER**, have bargained and sold and do hereby transfer and convey unto **VIRGINIA R. PETTY**, an unmarried person, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING all of Lot No. 130 on the plan of FLEETWOOD SUBDIVISION, PHASE ONE, being a planned unit development, according to survey and plat of same of record in Plat Book 6900, page 465, of the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to John Kevin Brewer and wife, Melanie H. Brewer, by deed from Secretary of Housing and Urban Development of record in Book 8513, page 794, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to all matters on the Plan of record in Book 6900, page 465, Register's Office for Davidson County, Tennessee, Restrictive Covenants of record in Book 7170, page 987 and Book 7628, page 6, said Register's Office, and all easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 3117 Lake Drive, Hermitage, TN 37076

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

**GRANTORS FURTHER COVENANT** and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 16th day of October, 1997.

John Kevin Brewer
**JOHN KEVIN BREWER**

Melanie H. Brewer
**MELANIE H. BREWER**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Kevin Brewer and wife, Melanie H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, on this the 16th day of October, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of October, 1997.

Glenn S. Macbeth, Notary

My Commission Expires: September 15, 1998

GLENN S. MACBETH * NOTARY PUBLIC AT LARGE * RUTHERFORD CO.

PICK-UP 0359699 IDENTIF. & REFERENCE

FILED OCT 16 PM 1:05
RENZ. WILSON REGISTER
DAVIDSON COUNTY, TN

0619 10/16 0101 03CHECK 482-23

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

RECEIVED OF _____

FOR _____

10648 242

| | | |
|---|---|---|
| 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 | |
| | 127900.00 |
| CON TX | 473.23 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 482.23 |
| CHECK | 482.23 |

10/16/97 01 13:06 0001 0619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0359699
IDENTIF. ↑ REFERENCE

97 OCT 16 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1209915