THIS INSTRUMENT WAS PREPARED BY:

HOWARD M. SKIPWORTH (#012469)
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: LISA GAY BARBER, 3449 Knight Drive a/k/a 3449 Knight Road, Whites Creek, Tennessee, 37189

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: SAME

MAP & PARCEL NO: Map 49 Parcel 251

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **I, ROY H. PETTY**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, has bargained and sold, and by these presents do hereby transfer and convey unto **LISA GAY BARBER,** her heirs and assigns, hereinafter referred to as Grantee, a fee simple remainder interest at my death in certain tracts or parcels of land situated in the 12th Civil District, formerly the 21st Civil District, of Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. 1: A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and being a part of the original B.F. and Maggie Sanders land as of record in Book 379, page 602, and book 389, page 496, Register's Office for Davidson County, Tennessee, at Nashville. Said tract of land is composed of Lots Nos. 1 and 2 as shown on unrecorded survey by W.B. Omohundro, Surveyor, dated October 28th, 1939, and an additional tract of land adjoining said lots on the easterly line and described by unrecorded survey by Richard B. Omohundro, Surveyor, dated March 18th, 1961, and more particularly described by metes and bounds as follows:

Beginning at a spike in the center of Knight Road (Old Ewing Road) said point being the original northwest corner of the B.F. and Maggie Sanders lands, and running thence South 87 degrees 30' East with the Freeman-Sanders property line 285 feet to an iron pin; thence South 4 degrees 45' West 97.5 feet more or less to an iron pin; thence North 87 degrees 30' West 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center of Knight Road (Old Ewing Road) North 4 degrees 45' East 100 feet to the point of beginning.

Being the same property conveyed by Maggie Sanders to Roy H. Petty and wife, Ruth Judkins (aka Ruth Lois Judkins Petty), the said Ruth Judkins having since died, of record in Book 3218, page 451, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Lying in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of a private road, 285 feet East of the center line of Knight Road (formerly Ewing Road), said point being the northeast corner of land conveyed to Roy H. Petty by deed from Maggie Sanders, of record in Book 3218, page 451, in the Register's Office for Davidson County, Tennessee, running thence southwardly 97.5 feet to a point, said point being the southeast corner of said land conveyed to Roy H. Petty, thence eastwardly 148 feet to a point, thence westwardly with the South margin of said road 148 feet to the beginning. Being the northerly portion of that property conveyed to George Edward Gaddis by deed from Nellie Mable Addis of record in Book 6367, page 121, Register's Office for Davidson County, Tennessee.

This is the same property conveyed to Roy H. Petty by deed from George Edward Gaddis in Book 9302, page 87, Register's Office for Davidson County, Tennessee.

This is improved property known as 3449 Knight Road, Whites Creek, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **LISA GAY BARBER**, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind his heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 15th day of January, 1999.

Roy H. Petty

ROY H. PETTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ROY H. PETTY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, Davidson County, Tennessee, on this the 12th day of January, 1999.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 6-6-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 112,400.00.

Lisa G. Barker
AFFIANT

Subscribed and sworn to before me
this 13th day of January, 1999.

Sherrie Spann
Notary Public
My commission expires: 6-6-2000

05431187

IDENTIF. & REFERENCE

99FEB-1 PM 2:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9642 02/01 0101 03CHECK 430-88

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11319 PAGE 515

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05431187

IDENTIF. & REFERENCE

99FEB-1 PM 2:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				112400.00
			CON TX	415.88
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	430.88
			CHECK	430.88
02/01/99	01	14:11	0001	9642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419004