Instr:200004040033863 Page: 1 OF 1
REC'D FOR REC 04/04/2000 4:33:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $525.40

WARRANTY DEED

Preparer's File # LUNN-00C0125

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 31st DAY OF MARCH, 2000.

(Affix Seal) Notary Public

My Commission Expires: 3/25/01

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 200

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Ste 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sarah D. Lunn	ABN AMRO Mortgage Group, Inc.	26-03-07
329 Witham Court	2600 W. Big Beaver Road	
Goodlettsville, TN 37072	Troy, Michigan 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GARY PETTY, JR. AND WIFE, KAREN PETTY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SARAH D. LUNN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, page 845, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary Petty, Jr. and wife, Karen Petty by deed from Basil B. Bartlow and wife, Iona L. Bartlow of record in Deed Book 9928, page 576, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 329 Witham Court, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of March, 2000 :

Gary Petty, Jr.

Karen Petty

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Melissa D. Rogers, a Notary Public in and for said County and State, the within named GARY PETTY, JR. AND WIFE, KAREN PETTY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 31st day of March, 2000.

Notary Public

My Commission Expires: 3/25/01

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 200