**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2000

Notary Public

My Commission Expires:

MARY T. HURST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY, TENNESSEE

| **Address New Owner:** | **Send Tax Bills To:** | **Map & Parcel Nos.** |
|---|---|---|
| COURTNEY DUPRE<br>506 Village Court<br>Nashville, Tennessee 37206 | GMAC MORTGAGE CORPORATION<br>1801 West End Avenue, #700<br>Nashville, Tennessee 37203 | MAP 94-1<br>PARCEL 268 |

Instr:200004200039808 Page: 1 OF 2
REC'D FOR REC 04/20/2000 3:55:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $251.60

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY EIGHT THOUSAND AND NO/100---------- ---------- ($ 68,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, BRADLEY C. PETERSON, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto COURTNEY DUPRE, UNMARRIED

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Map of Shelby Village, No. 1, of record in Book 1835, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Bradley C. Peterson by deed from Secretary of Housing and Urban Development of Washington, D.C., of record in Book 11385, page 807, Register's Office for Davidson County, Tennessee.

VERNELL L. PETERSON, spouse of Bradley C. Peterson, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 506 Village Court, Nashville, Tennessee 37206

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, her heirs and assigns, forever.

GRANTOR COVENANT s 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Shelby Village, No. 1 of record in Book 1835, page 63, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of April, 2000.

Bradley C. Peterson
BRADLEY C. PETERSON
by Ben Anderson Allen,
his Attorney in Fact

Vernell L. Peterson
VERNELL L. PETERSON
by Ben Anderson Allen,
her Attorney in Fact

**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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared BEN ANDERSON ALLEN to me known to be the person who executed the foregoing instrument in behalf of BRADLEY C. PETERSON and VERNELL L. PETERSON and acknowledged that he executed the same as the free act and deed of the said BRADLEY C. PETERSON and VERNELL L. PETERSON.

WITNESS my hand and seal this 12th day of April, 2000.

Mitchell A. Watts
Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN