Davidson County DEEDWARR
Recvd: 01/05/01 15:06 2pgs
Fees:11.00 Taxes:665.63

20010105-0001869

RECORD AND RETURN TO;
NATIONS TITLE AGENCY, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
00MO09264

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:

GARY C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: Jan. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY, INC., 205 POWELL PLACE, SUITE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE W. ALLEN	**COUNTRYWIDE HOME LOANS**	**083-09-0-101.00**
1301 FORREST AVE.	**P.O. BOX 7137**	
NASHVILLE, TN 37206	**PASADENA, CA 91109**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM H. PETREE AND WFIE, ELIZABETH B. PETREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOE W. ALLEN AND GARY L. LEAR, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the West half of Lot No. 5 of Block 3 on the Map of Bailey's Subdivision of Andrew Miller Home Place, of record in Book 161 page 73, Register's Office for said County.

Said part of lots fronts 50 feet on the Northerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to William H. Petree and wife, Elizabeth B. Petree, by deed from Tamara P. Crabtree, of record in Book 11235, page 453, said Register's Office.

Unimproved ( )
This is improved (X) property known as **1301 FORREST AVE., NASHVILLE, TN 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hands this 29th day of December , 2000

WILLIAM H. PETREE

ELIZABETH B. PETREE

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 William H. Petree and wife, Elizabeth B. Petree 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 29th day of December , 2000.

Commission Expires:_____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: Jan. 25, 2003

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

Notary Public