Davidson County DEEDWARR
Recvd: 01/08/01 11:26 2pgs
Fees:11.00 Taxes:185.00
20010108-0002259

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of January, 2001.

Notary Public

DOUGLAS S. HAFF NOTARY PUBLIC AT LARGE Exp. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

My Commission Expires: 2/23/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Johnnie Pewitt and Nancy Pewitt
2211 Creekside Branch
Franklin, TN 37064
SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map: 133-07-0 Parcels: 302

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Penelope Petre, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Johnnie Pewitt and wife, Nancy Pewitt** hereinafter referred to as 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 Lots 11-A of the Zone Lot Division of Lots 6, 7 and 10 through 20, Phase 1 on the Plan of Valley View Terrace as of record in Plat Book 5200, page 531, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Penelope P. Beasley, married by deed from Valley View Terrace Associates, Ltd., a TN Limited Partnership of record in Book 9798, page 207 in the Register's Office for Davidson County, Tennessee. Robert L. Beasley is now deceased and Penelope P. Beasley and Penelope Petre are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 531, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5323, page 310; Book 5733, page 375 and in Book 6057, page 950 all in the Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

This is improved property known as 310 Norway Court, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 5th day of January, 2001.

Penelope Petre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penelope Petre, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2001.

Notary Public

10/22/01
My Commission Expires

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

02672-BW