Davidson County DEEDWARR
Recvd: 03/13/01 14:28 2pgs
Fees:11.00 Taxes:987.90

20010313-0024001

Realty
464

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Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

T. SCOTT HUSKEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Scott A. Jones
Affiant

Subscribed and sworn to before me, this 8th day of March, 2001.

Notary Public
My commission expires: 03/21/01

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott A. Jones	1st Trust Bank For Savings	172-09-A
405 Queensbury Court	P.O. Box 17257	017.00
Brentwood TN 37027	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lewis J. Peticca and wife, Patricia H. Peticca, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott A. Jones and wife, Mary Kenyon Hartman, hereinafter called the Grantees, their successors 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 known as Lot No. 17, on the Plan of Third Revision, Section One, Banbury Crossing, of record in Book 9700, Pages 536 & 537, 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 Lewis J. Peticca and wife, Patricia H. Peticca by deed from The Jones Company Custom Homes of Tennessee, Inc. of record in Book 11261, Page 599, and by quitclaim deed of record in Book 11576, Page 498, said Register's Office.

Together with a driveway easement across a portion of Lot No. 18 as described in Easement Agreement of record in Book 11655, Page 484, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 405 Queensbury Court, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of March, 2001.

Lewis J. Peticca

Patricia H. Peticca

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lewis J. Peticca and Patricia H. Peticca, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of March, 2001.

A. Scott Hubbard
State of Tennessee at Large

My Commission expires 03/21/01

