Davidson County DEEDWARR
Recvd: 04/24/01 12:12 2pgs
Fees:10.00 Taxes:0.00
20010424-0040449

63

RE-RECORD

***RE-RECORD TO ADD NAME TO NOTARY ACKNOWLEDGMENT & MARITAL STATUS.

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 14TH day of JULY, 2000 ~~XXXXX~~

My commission expires:

NOTARY PUBLIC AT LARGE

Notary Public

Davidson County DEEDWARR
Recvd: 04/16/01 13:52 2pgs
Fees:11.00 Taxes:203.50
[redacted]
20010416-0036808

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: #15768 TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
3415 WEST END AVENUE, SUITE 406 NASHVILLE, TN 37203	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 104-06-0-A/030.0000

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BEN R. HANBACK AND JAMES FOLEY, MARRIED PERSONS ***

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

DENNIS W. PETTY, AN UNMARRIED PERSON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICUALRLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 406 ON THE PLAN OF CONTINENTAL CONDOMINUMS, OF RECORD IN PLAT BOOK 5200, PAGE 399, SAID REGISTER'S OFFICE, AS AMENED IN BOOK 6135, PAGE 788 AND BOOK 6435, PAGE 549, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BEN R. HANBACK AND JAMES FOLEY, BY WARRANTY DEED FROM JAMES ALVIN CROSSMAN AND WIFE, MARY L. CROSSMAN, DATED JULY 7, 1995, AND RECORDED AUGUST 2, 1995 IN BOOK 9749, PAGE 555, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY AND IS HEREBY CONSIDERED AS INVESTMENT PROPERTY HEREIN.

Property Address: 3415 WEST END AVENUE, SUITE 406, NASHVILLE, TN 37203

This conveyance is made subject to:

1. 20 00 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14TH day of JULY, XXXX 2000

WITNESS

BEN R HANBACK

JAMES FOLEY

State of Tennessee
County of Shelby

On this 14th day of ~~XXXXXXXX~~ JULY, 2000, before me personally appeared James Foley AND BEN R HANBACK to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

12-10-03

Notary Public

MARLON HOUSTON NOTARY PUBLIC AT LARGE MY COMM. EXP. 12-10-2003 SHELBY CO., TN

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property