BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF AUGUST, 2001. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/15/01 10:23 2pgs
Fees:13.00 Taxes:370.00
20010815-0088092

LEE A. COHEN NOTARY PUBLIC LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED GIPSON, ET UX	**SAME**	**59-13-1**
(NAME) **3931 PHEASANT DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, DAVID E. PETWAY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRED GIPSON AND WIFE, DORIS E. GIPSON,** THEIR HEIRS AND OR ASSIGNS, HEREINAFTER CALLED THE GRANTEES, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Treppard Heights Subdivision Section 7 of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 130 feet on the westerly side of Pheasant Drive and runs back 306.6 feet on the North line and 309.5 feet on the South line, both running in a westerly direction and measures 136 feet on the rear.

Being the same property conveyed to Richard H. Petway, Jr., et ux Ruth S. Petway by deed from Charles Augustus Waterston et ux Henrietta Waterston of record in Book 4493, page 993, said Register's Office. The said Ruth S. Petway having predeceased Richard H. Petway, Jr. The said Richard H. Petway Jr. having died. The Will of Richard H. Petway, Jr. devised said real property to David E. Petway. See Docket No. 01P-1277 Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to matters contained in the Plan of record in Book 2900, page 13, and any other easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

**See Limited Power of Attorney being recorded simultaneously herewith of record as Instrument #20010815-0088091, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 3931 PHEASANT DRIVE, NASHVILLE, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 13th DAY OF **AUGUST, 2001.**

David E. Petway
By: Marjorie Kindall-Tansil Attorney in fact for David E. Petway

DAVID E. PETWAY
BY: MARJORIE KINDALL-TANSIL
ATTORNEY IN FACT FOR DAVID E. PETWAY

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 **MARJORIE KINDALL-TANSIL, ATTORNEY IN FACT FOR DAVID E. PETWAY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **DAVID E. PETWAY** and who acknowledged that she executed the same as the free act and deed of **DAVID E. PETWAY.**

Witness my hand and official seal at Nashville , Tennessee this 13th day of August, 2001.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Commission expires: **October 25, 2003**

Lee A. Cohen
Notary Public