PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/01/01 15:33 2pgs
Fees:13.00 Taxes:947.20
20011001-0105917

W & I Ref: (st) Title No: 42865
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda A. Ross 1107 Draughon Avenue Nashville, TN 37204	ABN AMRO Mortgage Group, Inc. 777 East Eisenhower Parkway, Ste. 700 Ann Arbor, MI 48108

TAX MAP-PARCEL NUMBERS: 118-09-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 256,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn A. Petrone, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Linda A. Ross,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 11, all of Lot No. 12 and the westerly 15 feet of Lot No. 13 on the Map of a Subdivision of the Draughon Tract, of record in Book 974, Page 39, Register's Office for said County.

Said Lot and parts of said lots fronts together 65 feet on the southerly side of Draughon Avenue and run back 171.4 feet, more or less, on the westerly line and 173 feet, more or less, on the easterly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Kathryn A. Petrone by deed from Sarah Taylor Golden, unmarried of record in Book 10590, Page 142, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 974, Page 39, said Register's Office.

This is improved property, known as: 1107 Draughon Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2001.

Kathryn A. Petrone

State of Tennessee
County of Davidson

On this 28th day of September, 2001, before me the undersigned authority, personally appeared **Kathryn A. Petrone**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 256,000.00

Linda A. Ross
Affiant

Sworn and subscribed before me on the 28th day of September, 2001.

My Commission Expires: _____

Notary Public