Davidson County DEEDWARR
Recvd: 08/12/02 12:39 2pgs
Fees:13.00 Taxes:425.50

20020812-0097136

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00.

Alverta Serraglio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2002.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alverta Serraglio	Owner	Map 053-06-0-A
(NAME) 2124 Riverway Drive	(NAME)	Parcel 097.00 CO
(ADDRESS) Old Hickory TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ANGELA R. PETTY AND KIMBERLY D. PETTY, BOTH UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ALVERTA SERRAGLIO, UNMARRIED**, hereinafter called the 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 all of Lot No. 97, PHASE ONE - WATERFORD, as shown by plat appearing of record in Plat Book 8250, page 217, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Angela R. Petty and Kimberly D. Petty, both unmarried, by Warranty Deed of record in Book 9093, Page 718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Restrictive Covenants of record in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462, Book 9112, page 958, Book 9112, page 968, and Book 9112, page 962; By-Laws of record in Book 8715, page 583; Right of Way in Book 2024, page 225; Articles of Incorporation of Waterford Community Association in Book 8711, page 701; Quitclaim Deed to Open Space of Waterford, Phase One, in Book 8715, page 591; and, any and all matters as shown on the plan of record in Plat Book 8250, page 217; all of record in said Register's Office.

Unimproved ( )
This is improved (X) property, known as 2124 Riverway Drive, Old Hickory, TN 37138
(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 and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 9th day of August, 2002.

Angela R. Petty

Kimberly D. Petty by Angela R. Petty, her Attorney in Factt

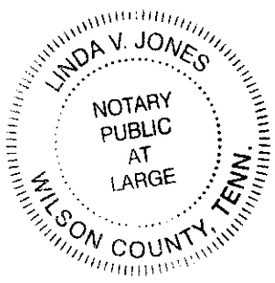
STATE OF Tennessee

COUNTY OF Davidson

On this 9th day of August, 2002, before me personally appeared Angela R. Petty, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kimberly D. Petty and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Trust Deed Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 9th day of August, 2002.

Notary Public



My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076