WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/03 07:54 2pgs
Fees:13.00 Taxes:503.20

20030916-0135394

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 23, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY FLATT	Same as new owner	MAP 34-13 PAR. 21
623 Ronnie Rd.		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JAMES A. PETTY AND WIFE, FRANCIS C. PETTY a/k/ FRANCES C. PETTY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY FLATT, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
Being certain Lots in Block "H" on the Plan of Edenwald City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Block "H", lot numbers 4, 5, and 6. All front 25 feet each and have various depths as shown on the plat mentioned above.

Being the same property conveyed to James A. Petty and wife, Francis C. Petty by deed of record in Book 4074, page 927, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Being Lots 7, 8, 9, and 10 of Block "H" on the Plan of Edenwald City as of record in Book 421 page 123, Register's Office for Davidson County, Tennessee.

Said Lots together front 100 feet on the south side of Tennyson Avenue and run back between parallel lines 168 feet to a dead line.

Being the same property conveyed to James A. Petty by deed of record in Book 4323, page 666, Register's Office for Davidson County, Tennessee.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination.

2003 Property Taxes are assume by the Grantee herein and it shall be the responsibility of the Grantee to pay the property taxes.

FRANCES C. PETTY AND FRANCIS C. PETTY are one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 804 TENNYSON AVENUE, MADISON, TN 37115
(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 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 our hands this 9th day of September, 2003.

James A. Petty
JAMES A. PETTY

Frances C. Petty
FRANCES C. PETTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JAMES A. PETTY, and wife, FRANCES C. PETTY the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 9/9/2003.

Commission expires: 4-28-04

LARRY D. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires APRIL 28, 2004

Notary Public