File #200350776

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00.

Carrie Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2003.

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES:

(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
Derrec B. Petrella and Hollie D. Petrella	New Owner	Map 95-12
(NAME) 2620 Hibbitts Rd.	(NAME)	Parcel 179.00
(ADDRESS) Nashville TN 37214	(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, **CLIFFORD S. ALLEN AND WIFE, KIMBERLY C. ALLEN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DERREC B. PETRELLA AND WIFE HOLLIE D. PETRELLA,** 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. 13, on the Final Plat, Phase One, Lakeland - Section II, as shown by plat appearing of record in Plat Book 6250, Page 982, 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 Clifford S. Allen and wife, Kimberly C. Allen by Warranty Deed dated 12/04/96 of record in Book 10285, Page 207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 7826, Page 462, Book 6781, Page 163, Book 7397, Page 831 and in Book 8079, Page 800; By-Laws of record in Book 7826, Page 474; Charter for Lakeland Homeowners' Association of record in Book 8415, Page 265; Articles of Incorporation of record in Book 7820, Page 601; and, any and all matters shown on plat of record in Plat Book 6250, Page 982; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2620 Hibbitts Rd., Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 10/02/03 12:33 2pgs
Fees:13.00 Taxes:458.80

20031002-0145660

Witness our hands this 30th day of September, 2003.

Clifford S. Allen

Kimberly C. Allen

STATE OF Tennessee

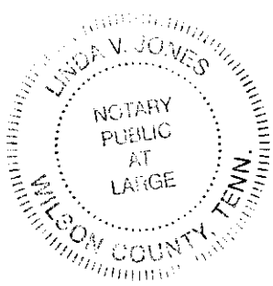
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Clifford S. Allen and wife, Kimberly C. Allen who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2003.

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