WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Kearney (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	110-153
1647 Stewarts Ferry Pike (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Troy, MI 48084 (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, Billy R. Petty and wife, Pamela M. Petty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Kearney, 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 Tract No 3 of the Ewing Wright Lands, located in the 4th Civil District of Davidson County, Tennessee, and being described according to a survey made by Stanford and Associates Inc Dated April 1972, as follows:

Said Tract No. 3 begins at a point on the center lines of Stewarts Ferry Road, which point is approximately 1055.91 feet of the intersection of the centerlines of New Hope Road and Stewarts Ferry Road; thence with the common lines between Tracts 3 and 4 North 3deg. 33' 30" East a distance of 675 feet to a point; thence south 86deg. 26' 30" East a distance of 200 feet to a point thence with the common line between Tracts 2 and 3 South 3deg 33' 3" East a distance of 675 feet to apoint in the centerline of Stewarts Ferry Road; thence with the centerline of Stewart Ferry Road North 86deg. 26' 30" West a distance of 200 feet to the point of beginning.

Being the same property conveyed to Billy R. Petty and wife, Pamela M. Petty on 10/03/97 by deed from Delbert W. Story and Lillie M. Story, Trustees under The Story Living Trust, filed for record on 10/063/97 in Book 10636, Page 468, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) any and all governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1647 Stewarts Ferry Pike, Hermitage, TN 37076
(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 hand s this 22nd day of March, 2004

Billy R. Petty

Pamela M. Petty

Davidson County DEEDWARR
Recvd: 03/30/04 15:48 2pgs
Fees:13.00 Taxes:999.00

20040330-0035759

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 Billy R. Petty and wife, Pamela M. Petty

the bargainor s, with whom I am personally acquainted or proved to me 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 at Old Hickory, Tennessee, this 22nd day of March 2004.

Commission expires _____

Notary Public

HUGH B. SHOULDERS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires JUN. 28, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

pmp BRP