Columbia

Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 200
Columbia, TN 38401

Davidson County DEEDWARR
Recvd: 06/04/04 09:35 2pgs
Fees:13.00 Taxes:617.90

20040604-0065890

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.
My Commission Expires October 19, 2004

Daniela K Van Avery
Affiant

Subscribed and sworn to before me, this 28th day of May, 2004.

Notary Public
My commission expires: 10/19/04

10-0404-100184

Address of New Owner:	Send Tax Bills to:	Tax Information
Glenn L. Van Avery	Countrywide Home Loans, Inc.	75-04-0
612 Atlanta Drive	2021 N. Gallatin Road, Suite 217	108.00
Hermitage TN 37076	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stanley C. Petty and wife, Debra J. Petty,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Glenn L. Van Avery and wife, Daniela K. Van Avery,** hereinafter called the Grantees, their successors 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 Lot No. 377 on the Plan of Tulip Grove, Section Six, of record in Book 4460, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick S. Stanton and wife, Debra J. Stanton by deed from Charlie L. Swanson, Sr. and wife, Patricia D. Swanson, of record in Book 5076, Page 237, Register's Office for said County. Patrick S. Stanton and Debra Jean (Heichelbech) Stanton were divorced by Final Decree of the Probate Court for Davidson County, Tennessee, Docket No. 85D-3504. Patrick Smith Stanton conveyed his interest in subject property to Debra Jean (Heichelbech) Stanton by quitclaim deed in Book 7333, Page 595, said Register's Office. To create a tenancy by the entirety, Debra Jean (Stanton) Petty conveyed subject property to Stanley C. Petty and wife, Debra J. Petty, by quitclaim deed of record in Book 7630, Page 368, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **612 Atlanta Drive, Hermitage, TN 37076.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of May, 2004.

Stanley C. Petty

Debra J. Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stanley C. Petty and Debra J. Petty, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of May, 2004.

Mary Jane Harden
State of Tennessee at Large

My Commission Expires 9/04

MARY JANE HARDEN NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.

My Commission Expires
October 19, 2004