Davidson County DEEDWARR
Recvd: 07/20/04 14:10 2pgs
Fees:13.00 Taxes:2516.00

20040720-0086565

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

P-WP-04-0121

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William M. Petrie | New Owner | |
| 121 Middleton Circle | (NAME) | 157-08-0-A-050.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROXANE B. SPITZER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM M. PETRIE AND WIFE, LORI M. PETRIE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 50, on the Plan of Middleton, a Residential Planned Unit Development, 2nd Revision, as shown on plat of record in Plat Book 6900, page 900, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Roxanne B. Spitzer by Warranty Deed from Susan H. Thetford and John Thetford dated September 6, 1997 of record in Book 10603, page 700, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

H. Lee Fleshood, husband of Roxane B. Spitzer, joins in this conveyance for the expressed purpose of conveying any marital interest he may have in said property.

unimproved ( )
This is improved (X) property, known as 121 Middleton Circle, Nashville, Tennessee
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of July, 2004.

Roxane B. Spitzer

H. Lee Fleshood by Roxane B. Spitzer his POA
H. Lee Fleshood

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Laura Perry, a Notary Public in and for said County and State, **Roxane B. Spitzer**, 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, at office, this 15th day of July, 2004.

Notary Public

My Commission Expires: 12/09/07

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Williamson

On this the 15th day of July, 2004, before me personally appeared **Roxane B. Spitzer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **H. Lee Fleshood**, and who acknowledged that he executed the same as the free act and deed of the said **H. Lee Fleshood** by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires: 12/09/07

Notary Public

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN