WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/04 10:13 2pgs
Fees:13.00 Taxes:669.70

20041122-0139585

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $181,000.00.

Affiant

Subscribed and sworn to me on November 19, 2004

NOTARY PUBLIC
My Commission Expires:

MELODY M. JENKINS NOTARY PUBLIC AT LARGE My Commission Exp. JAN 2006 DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leonard Russell Peterson, Jr. and wife, Laura Lynn Peterson 5513 Thrible Springs Drive Nashville, TN 37211	SAME	Map 161-14-A Parcel 30

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Amanda Wooldridge, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Leonard R. Peterson, Jr. and wife, Laura L. Peterson, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Thrible Springs Estates, Phase 1 as of record in Book 6900, Page 313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Wooldridge by quitclaim deed from Wade Wooldridge and wife Mandy Woodridge, dated 09/15/98, filed 09/24/98, of record in Book 11125, Page 443, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Restrictive Covenants as set forth in instrument recorded in Book 7231, Page 59, in Book 8655, Page 48, and in Book 8676, Page 537, Register's Office for Davidson County, Tennessee.
2. Matters shown on subdivision Plat of record in Plat Book 6900, Pages 312 and 313 Register's Office for Davidson County, Tennessee.
3. Matters shown on boundary Plat of record in Plat Book 7900, Page 738 and in Book 7900, Page 861, Register's Office for Davidson County, Tennessee.
4. Matters shown on the Quitclaim Deed for Open Space of record in Book 8655, Page 105, said Register's Office.
5. Homeowner's Association Charter of record in Book 7148, Page 179, said Register's Office.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5513 Thrible Springs Drive Drive, Nashville, TN 37211.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on November 19, 2004.

Amanda Wooldridge

Amanda Wooldridge

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 19, 2004, before me personally appeared Amanda Wooldridge, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 19, 2004

John Cobb Rochford

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE