THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/19/05 09:16 2 pgs
Fees:13.00 Taxes:166.50
20050119-0006556

ADDRESS NEW OWNER:
Walter W. Petty et ux
2824 Lumar Lane
Mt. Juliet, Tennessee 37122

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel 075-12-0-E-010.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Blossom Trace, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Walter W. Petty and wife, Patricia A. Petty,** 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:

> Being Lot No. 24 on the Plan of Blossom Trace as of record in Plat Instrument No. 200109200101745, corrected by Instrument No. 200110250116872, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being a part of the same property conveyed to Blossom Trace, LLC by deed from Kent A. Biery and wife, Linda E. Biery, as of record in Instrument No. 200106050058126, Register's Office for Davidson County, Tennessee.

This is improved property known as 1017 Tulip Blossom Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200107240078292, an easement for sewer right-of-way of record in Instrument No. 200012200124666, and, easements, covenants and conditions as shown on the plan of record in Plat Instrument No. 200109200101745, corrected by Instrument No. 200110250116872, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 my hand this 17th day of January, 2005.

BLOSSOM TRACE, LLC

By: James David Carter
JAMES DAVID CARTER,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James David Carter**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Blossom Trace, LLC and is authorized by Blossom Trace, LLC, to execute this instrument on behalf of Blossom Trace, LLC.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11th day of January 2005.

KAY C. DAVIS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Kay C. Davis
NOTARY PUBLIC

My Commission Expires: 12-15-07

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11th day of January, 2005.

KAY C. DAVIS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Kay C. Davis
NOTARY PUBLIC

My Commission Expires: 12-15-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 45,000.00

Walter W. Kelly
AFFIANT

Subscribed and sworn to before me this 11th day of January, 2005.

KAY C. DAVIS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Kay C. Davis
NOTARY PUBLIC

My Commission Expires: 12-15-07