WARRANTY DEED

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Ronald E. Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Petty	Long Beach Mortgage Company	
(NAME)	(NAME)	
111 Douglas Ave.	320 Interstate North Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Atlanta,, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050671

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, John Price**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ronald E. Petty**,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

** and wife, Mary Petty

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 111 Douglas Ave., Nashville, TN 37207

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/31/05 11:06 2 pg
Fees:13.00 Taxes:303.40
20050331-0034996

John Price

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within John Price, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that John Price executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Madison, Tennessee this 14th day of March, 2005.

Commission expires:

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

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EXHIBIT A

Land in Davidson County, Tennessee, being the East Part of Lots No. 1 and 2 on the map of Wildwood, as of record in Book 161, Page 153, Register's Office for said County.

Said part of Lots front 100 feet on the west side of Joseph Street and extends back between parallel lines 75 feet to a dead line.

This conveyance is subject to a right of way of record in Book 8180, Page 962, said Register's Office.

Property commonly known as: 111 Douglas Ave., Nashville, Davidson Co., TN 37207

BEING all of the same property conveyed to John Price by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated July 6, 2004 and filed of record in Instrument No. 20040713-0083307 and being the same property conveyed to Secretary of Housing and Urban Development, as filed of record on February 19, 2004 in Instrument No. 200402190019121 and being the same property conveyed to THDA by Trustee's Deed, as filed on record on October 17, 2003 in Instrument 20030170153777 and also being the same property conveyed to Marita F. Lunsford by deed from Ruby T. Wilson, as filed of record on April 4, 2000 in Instrument No. 200004040033622, Register's Office for Davidson County, Tennessee.