Return To: Wilson Title
7100 Executive Center Dr
Ste 150
Brentwood, TN 37027
B-4504

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 05/05/05 13:55 2 pgs
Fees:13.00 Taxes:517.63

20050505-0050846

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2005.

Notary Public
My commission expires: 11/10/08

CAROL R. RIVERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY TN

15-0504-150249

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jonathan Pettus	Countrywide Home Loans, Inc.	64-16-0-D
2013 Remington Park Rd.	801 Crescent Center Dr., #510	004
Hermitage TN 37076	Franklin, TN 37067	

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, **Jeri Michelle Grooms Gorman, married, and Walter Grooms, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan P. Pettus and wife, Betsi E. Pettus,** 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 182, Truxton Park, Section One, of record in Plat Book 20001026-0106272, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeri Michelle Grooms, an unmarried person and Walter Grooms, a married person, by deed from Darlene Denise Green and James S. Green, husband and wife, dated 10-28-03, of record in Inst. No. 20031030-0159770, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

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 2013 Remington Park Rd., 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 25th day of April, 2005.

Jeri Michelle Grooms Gorman
Jeri Michelle Grooms Gorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeri Michelle Grooms Gorman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 25 day of April, 2005.

Kevin Steinke
State of Tennessee at Large

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 09/18/07

Walter Grooms
Walter Grooms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter Grooms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 25 day of April, 2005.

Kevin Steinke
State of Tennessee at Large

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires 09/18/07