BOX 64
Record 184

WARRANTY DEED

RE-RECORD

Davidson County DEEDWARR
Recvd: 05/09/05 16:10 2 pgs
Fees:12.00 Taxes:0.00

20050509-0052342

Davidson County DEEDWARR
Recvd: 04/14/05 09:27 2 pg
Fees:13.00 Taxes:323.75

[redacted]

20050414-0041559

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,500.00.**

LaToya Gibson
Affiant

Subscribed and sworn to before me this 8th day of April, 20 05

Notary Public
My Commission expires: (Affix Seal)

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
LaToya Gibson	Southeastern Financial, Inc.	61-05-0-A-5.00CO
438 Lemont Drive	750 Old Hickory Boulevard, Ste 150	
Nashville, TN 37216	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mujibur F. Petty and wife, Chandra D. Petty**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **LaToya Gibson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 24 of Poplar Glen, a horizontal property regime established by Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, as amended by Amendment of record in Book 7548, page 612, Register's Office for said County, and as shown and described on the Plan for Poplar Glen, Phase I of record in Book 6900, page 646, to which reference is hereby made for a more complete legal description, together with an undivided percentage interest in the Common Elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein. source of title: book 10139 page 517. R.O.D.C.* see pg two for correct derivation

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $992.72 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 646, as corrected in Plat Book 7572, page 669, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8036, page 175, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7534, Page 591; and in Book 7548, Page 612, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8069, Page 166; and in Book 8189, Page 674, Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Book 8181, Page 776, Register's Office for Davidson County, Tennessee.

This is improved property known as: **438 Lemont Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

the reason for re-recording this document is to correct missing derivation clause.

WITNESS our hands this April 8, 2005.

Chandra Petty

Mujibur Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mujibur F. Petty and wife, Chandra D. Petty** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 8, 2005

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My commission expires _____

Notary Public

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Being the same property conveyed to Mujibur F. Petty and wife, Chandra D. Petty, by deed from Phillip C. Callis and wife Doris F. Callis, on December 23, 1997, of record in Book 10739, page 517, Register's Office for Davidson County, Tennessee.