Davidson County DEEDWARR
Recvd: 07/05/05 09:12 2 pgs
Fees:13.00 Taxes:231.25
20050705-0076540

THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 4534

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($62,500.00) DOLLARS, cash in hand paid by CHARLES G. PETTY and wife, JANIE LEE PETTY, receipt of which is hereby acknowledged, I, LORELLE H. MCGHEE, a widow, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES G. PETTY and wife, JANIE LEE PETTY, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being land in Davidson County, Tennessee and being part of Lot No. 16 on the block "H" on the Map of Country Club Estates, as of record in Book 843, Page 95, in the Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by T. R. Sanford, dated April 15, 1947, and being more particularly described as follows:
>
> BEGINNING at a point in the westerly margin of Williams Ferry Road, at the corner of Lot No.'s 15 and 16; thence with the line between said Lots, Westerly 95 feet to the corner of said lots and of Lots No.'s 2 and 3; thence with the line between Lots No. 2 and 16, Northerly 100 feet to an iron pin being the Southeast corner of Lot No. 17; thence easterly 44.8 feet to the westerly margin of Williams Ferry Road, said point being 70.85 feet southeasterly from the northerly corner of Lot No. 16 as measured along the margin of Williams Ferry Road; thence with the margin of said Road, Southeastely 64.15 feet to an iron pin at a turn in said road, and continuing with said road, Southerly 49.3 feet to the point of beginning.
>
> Being the same property conveyed to Herman E. McGhee and wife, Lorelle H. McGhee by deed from Ronald W. Hester and wife, Linda W. Hall Hester, dated January 25, 1978, of record in Book 5247, Page 617, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Riverwood Drive.
>
> This conveyance is subject to all matters as shown on plat of record in Book 8, Page 95, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHARLES G. PETTY and wife, JANIE LEE PETTY, their heirs and assigns, forever. And I do covenant with the said CHARLES G. PETTY and wife, JANIE LEE PETTY, that I am l awfully seized and possessed of the said land in Fee Simple; ha a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CHARLES G. PETTY and wife, JANIE LEE PETTY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 30th day of June, 2005.

Lorelle H McGhee

LORELLE H. MCGHEE, a widow

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LORELLE H. MCGHEE, a widow, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 30th day of June, 2005.

Elizabeth M. Duke
NOTARY PUBLIC

My Commission Expires: 11-18-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Janice L. Petty
AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2005.

Elizabeth M. Duke
NOTARY PUBLIC

My Commission Expires: 11-18-08

ELIZABETH M. DUKE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

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Tax Map 73-01
Parcel No. 54

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. CHARLES G. PETTY
64465 Hwy 48 North
Dickson, TN 37055