**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 07/26/05 12:03 2 pgs
Fees:13.00 Taxes:517.63
20050726-0086803

WARRANTY DEED

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 THE 25th day of July, 2005

Notary Public: [redacted]

JUDY F. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

MY COMMISSION EXPIRES: ~~07/24/06~~ 07-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert S. Petty	NEW OWNER	Map 73
~~2456 Fairbrook Dr.~~ 2543 Warren Dr.	2543 Warren Drive	Group 7
~~Nashville, TN 37214~~ Rocklin, CA 95677	Rocklin, CA 95677	Parcel 5

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joyce Ann Joyner Hudson, a/k/a Joyce A. Hudson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert S. Petty and wife, Nadine G. 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. 462, on the Plan of Sunset View, Section Six, of record in Book 2900, Pages 54 and 55, Register's Office for said County and described as follows:

Beginning at a point in the westerly margin of Fairbrook Drive at the corner of Lots 461 and 462; thence with the line between said Lots, westerly 156.5 feet to a point; thence south 149.4 feet to the northerly margin of Kimberly Road; thence with the margin of the same easterly 145 feet to the beginning of a curve; thence around said curve northeasterly 32.36 feet to the westerly margin of Fairbrook Drive; thence with the margin of the same northerly 161.81 feet to the beginning.

Being the same property conveyed to Thomas Henry Hudson, Jr. and wife, Joyce Ann Joyner Hudson, by deed from Robert H. Braswell and wife, Mary S. Braswell, of record in Book 3982, Page 944, said Register's Office. The said Thomas Henry Hudson, Jr. now being deceased.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Pages 54 and 55, said Register's Office.

Power of Attorney of record in Instrument 20050721-0086802, said Register's Office.

Joyce Ann Joyner Hudson and Joyce A. Hudson being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2456 Fairbrook Dr., Nashville, TN 37214

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 25th day of July, 2005.

Joyce Ann Joyner Hudson by Pamela Gayle Hudson her attorney in fact

Joyce Ann Joyner Hudson
By: Pamela Gayle Hudson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Pamela Gayle Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Joyce Ann Joyner Hudson a/k/a Joyce A. Hudson as her Attorney in Fact as the free act and deed of the within named Joyce Ann Joyner Hudson a/k/a Joyce A. Hudson.

Witness my hand and official seal at Nashville, Tennessee the 25th day of July, 2006.

My Commission Expires: 01/24/09

Notary Public

