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

Davidson County DEEDWARR
Recvd: 07/26/05 12:05 2 pgs
Fees:13.00 Taxes:344.10
20050726-0086805

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Deborah J. Cohen
Affiant

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this 25th day of July, 2005.

Lee A. Cohen
Notary Public
My commission expires: 9-22-2007

07-0507-82154

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert Steven Petty ~~3000 Lakeshore Drive~~ 2640 Carlson Rd ~~Old Hickory TN 37138~~	Same 2640 Carlson Road Shingle Springs, CA 95677	53-12 156

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, **Billy Ray Gibbs and Danny D. Gibbs, both married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Steven Petty and wife, Nadine G. Petty**, 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 No. 4, on the Plan of Ramsay-Elizer Resubdivision of Dabbs & Elliott Subdivision, Section 18, of record in Plat Book 2083, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy Ray Gibbs and Danny D. Gibbs, as tenants in common, a one-half undivided interest to each, and Emmojean Gibbs, as to a Life Estate, by deed from Emmojean Gibbs, a single person, by deed dated March 25, 1986 and of record in Book 6812, Page 429, Register's Office of Davidson County, Tennessee. The said Emmojean Gibbs now being deceased.

Said property is not nor has ever been the principal residence of said Grantors, nor either Grantor's spouse.

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 3000 Lakeshore Drive, Old Hickory, TN 37138

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 July, 2005.

Billy Ray Gibbs
Billy Ray Gibbs

Danny D. Gibbs 7/25/05
Danny D. Gibbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billy Ray Gibbs and Danny D. Gibbs, 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 Franklin, TN, this 25th day of July, 2005.

Catherine A. Glass
State of Tennessee at Large

My Commission expires 5/24/2008

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN