RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Maddox Jr.	U.S. Bank, N.A.	85-9-6
(NAME)	(NAME)	
2824 Lumar Lane	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WALTER W. PETTY AND WIFE, PATRICIA A. PETTY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. MADDOX JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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.92 on the Plat of Lincoya Hills, Knob Section, of record in Book 2331, Page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 151.86 feet on Lumar Lane. The exact measurements being commencing at a point on the north side of Lumar Lane, being the common corner of Lots Nos. 92 and 93; thence north 276.5 feet to a point; thence easterly 160 feet to a point; thence southerly 179.2 feet to a point in the north side of Lumar Lane; thence westerly along Lumar Lane, 100.39 feet to a point, thence westerly still on the northerly margin of Lumar Lane, a distance of 51.47 feet to the point of origin.

Being the same property conveyed to Walter W. Petty and wife, Patricia A. Petty by deed from George T. Ferrell and wife, Julia C. Ferrell, of record in Book 6036, page 258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee; (b) All matters appearing on the plan of record in Book 2331, page 6, said Register's Office; and (c) Restrictive covenants of record in Book 2333, page 87, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2824 Lumar Lane, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 10/03/05 13:57 2 pgs
Fees:13.00 Taxes:684.50
20051003-0118559

Witness our hands this 30th day of September, 2005.

Walter W. Petty

Patricia A. Petty

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 Walter W. Petty and Patricia A. Petty , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires: November 25, 2006

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan Notary Public