This document prepared by (and after recording return to):	
Firm/Company	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 10/04/05 10:52 3 pgs
Fees:18.00 Taxes:1376.40

20051004-0119133

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RONALD NEAL PETTY, EXECUTOR OF THE ESTATE OF CLARA ELIZABETH PETTY** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **RICHARD D. SWEENEY AND WILLIAM T. VANCE** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF GREEN HILLS SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 128, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 4 FRONTS 100 FEET ON THE NORTHERLY SIDE OF OBSERVATORY DRIVE AND RUNS BACK 190 FEET ON THE EASTERLY LINE AND 245 FEET ON THE WESTERLY LINE TO A DEAD LINE, WHICH IS THE NORTH LINE OF THE GREEN HILLS SUBDIVISION, AND MEASURES 182 FEET ON SAID DEAD LINE.

THIS BEING THE SAME PROPERTY CONVEYED TO NEAL PETTY AND WIFE, ELIZABETH PETTY BY INSTALLMENT DEED OF CHARLES W. WILBURN AND WIFE, MARGARET P. WILBURN DATED FEB. 12, 1960 AND RECORDED IN BOOK 3029, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID NEAL PETTY HAVING SINCE DIED TESTATE JANUARY 12, 1997 VESTING THE HEREIN DESCRIBED PROPERTY SOLEY IN CLARA ELIZABETH PETTY. THE SAID CLARA ELIZABETH PETTY HAVING SINCE DIED TESTATE APRIL 13, 2005. RONALD NEAL PETTY HAS BEEN APPOINTED EXECUTOR BY LETTERS OF TESTAMENTARY DATED MAY 27, 2005 IN THE MATTER OF THE ESTATE OF CLARA ELIZABETH PETTY, PROBATE NUMBER 05P795, IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: **117-15-73** **This property is known as: 1608 N. OBSERVATORY DRIVE, NASVHILLE, TN 37215**

SUBJECT to all matters on the Plan of record in Book 547, Page 128, easement of record in Book 3984, Page 818, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 30th day of September, 2005.

Grantor
Ronald Neal Petty, Executor of the Estate of
Clara Elizabeth Petty

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of September, 2005 before me personally appeared Ronald Neal Petty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

SHANNON C. SYLVESTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires SEPT. 16, 2008

Notary Public

Printed Name: Shannon C. Sylvester

Commission Expires: _____

Grantor(s) Name, Address, phone:
Ronald Neal Petty
38 OLD COURSE DR.
Newport Beach, CA 92660
1-310-771-3078

Grantee(s) Name, Address, phone:
Richard D. Sweeney and William T. Vance
C/O Richard D. Sweeney
1607 Observatory Court
Nashville, TN 37215
615-297-4631

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$372,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of Sept, 2005

Affiant

Shannon C. Sylvester

Type or Print Name

(Seal)

Notary Public

My commission expires:

Type or Print Name

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008