Davidson County DEEDWARR
Recvd: 01/17/06 10:29 2 pgs
Fees:13.00 Taxes:777.00

20060117-0005953

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of December, 2005.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Erik N. Peterson and wife, Jennifer K. Peterson

1239 Riverwood Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

061-12-0-126.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Francis Michael Valletta and wife, Lisa Dawn Valletta hereinafter referred to as Grantors, hereby transfers and conveys to Erik N. Peterson and wife, Jennifer K. Peterson, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being the Westerly 80 feet of Lot No. 53 on the Map of Eastdale Place, as of record in Book 547, Pages 29 and 30, register's Office for Davidson County, Tennessee.

Said part of Lot No. 53 fronts 80 feet on the northerly side of Riverwood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Francis Michael Valletta and Lisa Dawn Valletta by Warranty deed from Juanita A. Johnson, unmarried, of record in Deed Book 10403, page 447, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book547, Pages 29 and 30, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1239 Riverwood Drive, Nashville, TN 37216.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 13th day of December, 2005.

Francis Michael Valletta

Lisa Dawn Valletta
Lisa Dawn Valletta

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Francis Michael Valletta and Lisa Dawn Valletta, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this ~~13th~~ 12th day of ~~December~~ Jan, ~~2005~~ 2006.

E. Darlene Scales
Notary Public

My Commission Expires: 9-30-07

E. DARLENE SCALES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN