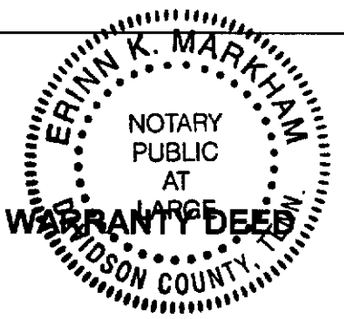


WARRANTY DEED

My Commission Expires NOV. 25, 2006

P-06-2003

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Petty	Countrywide Bank	
2003 Russell Street	(NAME) 3011 Armory Drive	83-14-87
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN J. KINNEY AND SCOTT J. DINKINS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PHILLIP PETTY AND WIFE, SUZANNE PETTY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See Schedule "A"

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2003 Russell Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 02/01/06 09:51 3 pgs
Fees:18.00 Taxes:1108.15



20060201-0012325

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/our hand(s) this 27th day of January, 2006.

John J. Kinney by Scott J. Dinkins as AIF
John J. Kinney

Scott J. Dinkins
Scott J. Dinkins

STATE OF TENNESSEE
COUNTY OF Williamson

I, ~~Carol T. Baker, a~~ Notary Public of the County and State first above written, do hereby certify that Scott J. Dinkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of January, 2006.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)
STATE OF Tennessee
COUNTY OF Williamson

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

On this the 27th day of January, 2006, before me personally appeared Scott J. Dinkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John J. Kinney, II, and acknowledged that he executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of January, 2006.

Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
OGTN00037

~~**RETURN TO:**~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

SCHEDULE "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEIN GLOT NO. 21 ON THE UNRECORDED PLAN OF THE SUBDIVISION OF THE 50-ACRE TRACT OF J.I.D. HINDS, TRUSTEE, IN EAST NASHVILLE DESCRIBED ACCORDING TO A SURVEY MADE JULY 11, 1934, BY ERIE DRAKE, COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF RUSSELL STREET 569.5 FEET EASTWARDLY FROM THE EASTERLY MARGIN OF SOUTH 19TH STREET; THENCE EASTWARDLY ALONG THE NORTHERLY MARGIN RUSSELL STREET 118 FEET TO THE WESTERLY LINE OF THE SHELBY PARK GOLF COURSE; THENCE WITH SAID LINE NORTHERLY 160 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTERLY ALONG THE SOUTHERLY MARGIN OF SAID ALLEY 118 FEET; THENCE SOUTHERLY 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN J KINNEY, UNMARRIED, AND SCOTT J DINKINS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED OF RECORD, FROM JAMES STEPHEN NEIGHBORS, MARRIED, RECORDED 07/20/2005, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, IN INSTRUMENT # 200507200084478.

KNOWN: 2003 RUSSELL ST

PARCEL: 19-083.14-0-087.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED