THIS INSTRUMENT PREPARED BY
JACK O. BELLAR, ATTORNEY
BELLAR & WINKLER
CARTHAGE, TENNESSEE 37030
615-735-1684

Davidson County DEEDWARR
Recvd: 02/07/06 09:53 2 pgs
Fees:13.00 Taxes:614.20
20060207-0014955

For and in consideration of the sum of ONE HUNDRED SIXTY-SIX THOUSAND ($166,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged; We, **JONATHAN W. MIRE and wife, AVA C. MIRE,** have this day bargained and sold and by these presents do hereby transfer and convey unto **MATTHEW A. PETTY, his heirs and assigns,** that certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

MAP NO.: 072-07-00 PARCEL NO.: 077.00 GROUP NO.: ---

BEING the easterly ½ of Lot No.9 on the Map of Inglewood Place as recorded in Book 332, Page 101, said Register's Office, and in the north part of Lot No.85 and the northwest part of Lot No.86 on the Map of Kenmore Place as recorded in Book 332, Pages 32 and 33, said Register's Office; Said easterly ½ of Lot No.9 fronts 50 feet on the southerly margin of Kirkland Avenue and runs back on its east line 174 feet on its west line and 176 feet, more or less, to a dead line and shows 50 feet on said line; Also beginning at a post at the northwest corner of Lot No.85 on the south line of Lot No.9 of Inglewood Place; thence with the north line of Lots No.85 and 86 and along the south line of Lots No.9 and 10, easterly 150 feet to the point at the southeast corner of Lot No.10, if extended to a point in a drainage ditch; thence with said ditch westerly 150 feet more or less, to a stake in the line between Lots No.84 and 85; thence northerly with the line between said lots, 139 feet, 10 inches to the point of BEGINNING.

AND BEING the same property conveyed to Jonathan W. Mire and wife, Ava C. Mire by Deed from HSBC Bank, USA, dated February 22, 2005, of record as Instrument Number 20050912-0109548, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land with appurtenances, estate, title and interest thereto belonging to the said **MATTHEW A. PETTY, his heirs and assigns**, forever.

We covenant with the Grantee that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey it and that the same is unencumbered except subject to restrictive covenants of record in Deed Book 7812, Page 404, RODCT.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract of land to the said **MATTHEW A. PETTY, his heirs and assigns,** against the lawful claims of all persons whomsoever.

Grantors to give grantee immediate possession

Grantors to pay the 2005 property taxes

The 2006 property taxes to be prorated

WITNESS our signatures, this the 3rd day of February, 2006.

JONATHAN W. MIRE

AVA C. MIRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **JONATHAN W. MIRE and wife, AVA C. MIRE,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in NASHVILLE, Tennessee, this 3rd day of February, 2006.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

expires 01/24/09

New Owner:
Send 2006 property tax notice to:

MATTHEW A. PETTY
1132 Kirkland Ave
Nashville TN 37216

STATE OF TENNESSEE
COUNTY OF Smith

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $166,000.00, which amount is equal to or greater than the property transferred would command as a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 3rd day of February, 2006.

SHARON E. BRASWELL
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Notary Public