RETURN TO:

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER
Thomas Petty
625 Neelys Bend Road
Madison, TN 37115

MORTGAGEE
Wilson Bank and Trust
623 West Main Street
Lebanon, Tennessee 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
052-020-201.00

Davidson County DEEDWARR
Recvd: 04/24/06 13:06 2 pgs
Fees:13.00 Taxes:299.70
20060424-0046626

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daryl Spicer, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Petty, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "A" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daryl Spicer by deed from Priority Trustee Services of TN, L.L.C. of record in Instrument Number 20060119-0007334, Register's Office for Davidson County, Tennessee.

The spouse of Daryl Spicer is not required to sign on said instrument since the property being conveyed is not the marital residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants, conditions and all other matters as shown on the plan of record in Plat Book 1130, Page 85, Register's Office for Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **625 Neelys Bend Road, Madison, TN 37115.**

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 hand this 20th day of April, 2006.

Daryl Spicer

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2006.

NOTARY PUBLIC

D. ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-11-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$81,000.00.**

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 12-30-08

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY