(2)

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 04/28/06 12:13 2 pgs
Fees:13.00 Taxes:299.70
20060428-0048980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 72-5/102

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

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this the 14th day of April, 2006.

My Commission Expires:

EXPIRES: FEBRUARY 19, 2007

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Carrie Taylor
(Name)
1025 East Trinity Lane
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Lawrence J. Petty, a married man,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Carrie M. Taylor, an unmarried woman,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Part of Lot No. 53, on the Map of the Subdivision of the Casper Zopfi Place, as of record in Plat Book 332, page 167, in the Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Trinity Lane, as widened, 50 feet easterly from the northeast corner of said Trinity Lane, as widened, and Keeling Avenue, said point being in the eastern boundary line of a part of Lot No. 53 conveyed to J. J. Barrow and wife, by deed from Sue Elizabeth Wheeler, Trustee, of record in Book 1284, page 242, said Register's Office; thence with the northerly margin of said Trinity Lane, as widened, eastwardly 50 feet to a point; thence northwardly 139 feet to a point in the southern boundary line of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of parts of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record conveyed to Howard C. Grant and wife, by deed from Susie V. Demonbreun and husband, of record in Book 1578, page 388, said Register's Office; thence with the southern boundary line of said Lot No. 7, westwardly 50 feet to the northeast corner of said Barrow property; thence with the eastern boundary line of said Barrow property, southwardly 139 feet to the beginning.

Being the same property conveyed to Lawrence J. Petty by Deed of record in Book 8558, Page 118 recorded 02/26/1992, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1025 East Trinity Lane, Nashville, TN 37216

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he has 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 14th day of April, 2006.

Lawrence J. Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Lawrence J. Petty,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of April, 2006.

Notary Public

My Commission Expires: 3/21/09

