Davidson County DEEDWARR
Recvd: 06/30/06 14:24 2 pgs
Fees:13.00 Taxes:488.40
20060630-0078711

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2006.

Notary Public
My commission expires:

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

08-0603-90807

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Troy L. Richeal 545 Moncrief Ave Goodlettsville TN 37072	Same	18-15-0-020

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betsy M. Peterson, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Troy L. Richeal,** married hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, within the City Limits of Goodlettsville, Tennessee, being the northerly part of Lot No. 40 of the unrecorded Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, and more particularly described according to a survey by Donald R. Carver, Registered Land Surveyor, dated May 7, 1978, as follows:

Beginning at an iron pin in the south line of Moncrief Avenue, this point being 487.8 feet westerly of the center of Brick Church Pike in a curve with a radius of 819.02 feet; thence leaving the road S 21 degrees 13 minutes West for a distance of 381.50 feet to an iron pin in a fence line; thence N 65 degrees 30 minutes West 98.50 feet to an iron pin in a fence line, the westerly line of this property; thence N 22 degrees 06 minutes East 343.57 feet to a point in the southerly margin of Moncrief Avenue in a curve with a radius of 819.02 feet; thence around said curve in a westerly direction a distance of 106.23 feet to the point of beginning.

Being the same property conveyed to Dale M. Peterson and wife, Betsy M. Peterson by deed from San Diego Realty Exchange, Inc., a California Corporation, dated March 13, 1989, of record in Book 7793, Page 510, Register's Office for Davidson County, Tennessee. The said Dale M. Peterson having died on August 5, 1998.

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.

This property is improved property known as 545 Moncrief Ave, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9 day of June, 2006.

Betsy M. Peterson

Betsy M. Peterson

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betsy M. Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of June, 2006.

Cheryl Young Nielsen

Notary Public

My Commission expires
Jan 20, 2007

CHERYL YOUNG NIELSEN
Commission # 1394858
Notary Public - California
San Diego County
My Comm. Expires Jan 20, 2007