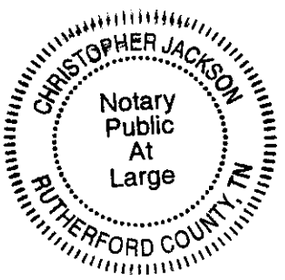
File No. 260800361

WARRANTY DEED



STATE OF TENNESSE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/17/06 10:34 2 pgs
Fees:13.00 Taxes:2586.30
20060817-0101446

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zandra R. Petway	Zandra R. Petway	96-13 180
(NAME) 457 Donelson Pike	(NAME) 457 Donelson Pike	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, David Barnes, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zandra R. Petway, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 2 Donelson Square Subdivision recorded in Plat Book 4955, Page 80, in the Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows.

Beginning at a concrete monument in the easterly margin of Donelson Pike at the common corner with the property conveyed to Michael C. Smith of record in Book 9853, Page 389, R.O.D.C., Tennessee

Thence leaving said road, S 85 deg 20 min 00sec E. a distance of 220.00 feet to an iron rod;

Thence, S 02 deg 36 min 01 sec W. a distance of 106.55 feet to an iron rod;

Thence, with the northerly line of Mapco of record in Book 10483, Page 860 R.O.D.C, TN, S 88 deg 24 min 00sec W, a distance of 220.00 feet to the easterly margin of Donelson Pike;

Thence, around a curve having a central angle of 05 deg 13 min 04 sec. a radius of 1392.40 feet, a tangent of 53.45 feet a length of 126.80 feet, a chord which bears N 02 deg 21 min 01 sec E for a distance of 126.76 feet to the point of beginning and containing 25750.83 square feet or 0.59 acres of land more or less.

Being the same property conveyed to David Barnes by deed from Nell A. Barnes and Dorris D. Barnes, dated October 31, 2002, of record in Instrument No. 20021101-0134136, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 457 Donelson Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 hands this 15th day of August, 2006.

David Barnes

STATE OF TENNESSE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Barnes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 15th day of August, 2006.

Commission expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number: 260800361

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027