File Box 9B
~~First Title & Escrow Co.~~
#25758

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/18/06 15:44 2 pgs
Fees:13.00 Taxes:2506.75

20060818-0102370

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY ESTHER CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Montgomery Lee Petty	SunTrust Mortgage Inc.	MAP 117
2507 Belmont Avenue	201 4th Avenue North	PARCEL 23
Nashville, TN 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chadwick L. Warrix and wife, Lora Duff Warrix**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Montgomery Lee Petty** , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being the North 22.5 feet of Lot number 181 and the South 32.5 feet of Lot number 180 on Belmont Land Company's plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at an iron pin in the West margin of Belmont Boulevard, being 50 feet from the common front corner of lots number 180 and 179, thence with the said West margin of Belmont Boulevard South 1 degree 17 minutes west 55 feet to a point; thence South 89 degrees 58 minutes 30 seconds West 175 feet to a point in the East margin of an alley; thence with the East margin of an alley North 1 degree 17 minutes East 55 feet to an iron pin; thence North 89 degrees 58 minutes 30 seconds East 175.0 feet to the point of beginning, containing approximately .22 acres more or less.

Being the same property conveyed to Chadwick L. Warrix and wife, Lora Duff Warrix by deed recorded as instrument 20020403-0040634, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **2507 Belmont Avenue, Nashville, TN 37212.**

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 our hand(s) this the 11th day of August, 2006.

Chadwick L. Warrix

Lora Duff Warrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chadwick L. Warrix** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of August, 2006.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lora Duff Warrix** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of August, 2006.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public