0608030702

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/06 13:41 2 pgs
Fees:13.00 Taxes:1842.60

20060830-0107262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

JO ANN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires MAY 22, 2010

Notary Public

MY COMMISSION EXPIRES: 5-22-2010

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| R. Moss Pettigrew | Franklin American Mortgage | 117-8-219 |
| (NAME) | (NAME) | |
| 1515 Gale Lane | 501 Corporate Centre Dr., Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Franklin, TN 37067 | |
| (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, Gary R. Bowie, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R. Moss Pettigrew and Lauren B. Lunsford, 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 Lot Number 14 on the Plan of Map of B.J. McCarthy's Subdivision as shown on the plat of record in Plat Book 421, page 170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed from James W. Byrd, Mollie W. Byrd and Alma Byrd Arnold, of record in Book 4789, page 679, said Register's Office, described as follows:

Beginning at the point of intersection of the north right of way of the Tennessee Central Railroad and the west boundary of this property, said point being along the said right of way eastwardly 437 feet from the west margin of Belmont Boulevard; thence along the said west boundary north 4 deg. 47 min. west 73.0 feet to appoint; thence south 82 deg. 06 min. east 100.1 feet to a point; thence south 4 deg. 47 min. west 80.0 feet to a point in the said north right of way; thence along the said right of way along a curve right having a radius of 2,241.8 feet westwardly 100.8 feet to the point of beginning and containing 662 square feet.

Being the same property conveyed to Gary R. Bowie, by deed from Gene R. Chambers and spouse, Mary W. Chambers, of record as Instrument No. 20041118-0138850, dated November 15, 2004, said Register's Office.

Subject to the following: Davidson County taxes for 2006, a lien but not yet due and payable; All matters shown on the Plan of record in Book 421, page (s) 170; Easement for Sanitary Sewer granted to the City of Nashville of record in Book 2394, page 202; Premises abut a controlled access to highway (I-440) and all right of ingress and egress to and from and across the same and to and from abutting lands was conveyed to the State of Tennessee of record in Book 4789, page 679, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1515 Gale Lane, Nashville, TN 37212
(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 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 28th day of August, 2006.

Gary R. Bowie

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary R. Bowie, the within named bargainor, 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 at office, this 28th day of August, 2006.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010