File Box 30

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45076

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/07 10:55 2 pgs
Fees:13.00 Taxes:795.50

20070102-0000286

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00.

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22ND **DAY OF DECEMBER, 2006.**

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES

Notary Public

MY COMMISSION EXPIRES:

INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICE, 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KEVIN WILLEY **7308 Cavalier Road** **Nashville, TN 37221**	New Owner	**142-3-52** **9D 5184**

FOR AND IN 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, **I, MARGARET K. PETERSON, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY TO **KEVIN WILLEY**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

Being Lot No. 322 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly edge of Cavalier Road, being the southwest corner of Lot No. 323 and thence South 77 degrees 04' West 18.0 feet to a concrete monument; thence with a curve to the left having a radius of 492 feet, a distance of 80 feet to the southeast corner of Lot No. 321; thence along the common boundary between Lots Nos. 321 and 322, a distance of 166.4 feet to a point in the rear line of Lot No. 325; thence South 76 degrees 04' 29" East, a distance of 138.5 feet to a concrete monument, being the common corner of Lots Nos. 322, 323, and 324; thence in a southerly direction 95.7 feet to the point of beginning.

Being the same property conveyed to Blair S. Peterson and wife, Margaret K. Peterson by deed from Billy M. Brown and wife, Hazel L. Brown, of record in Book 4957, page 715, Register's Office for Davidson County, Tennessee. The said Blair S. Peterson having since died.

This is improved property known as 7308 Cavalier Road, Nashville, Tennessee 37221

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 22nd day of December, 2006.

Margaret K. Peterson

MARGARET K. PETERSON

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 MARGARET K. PETERSON, the 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 Nashville, Tennessee, this the 22ND day of December, 2006.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 7/24/2010



My Commission Expires JULY 24, 2010