(1) B4736

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,000.00.

Affiant

Subscribed and sworn to me on March 9, 2007.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/12/07 13:46 3 pgs
Fees:18.00 Taxes:954.60

20070312-0030156

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22283SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian Douglas Petty Tara Forrest Petty 1209 Meadow Trace Court Nashville, TN 37221	SAME AS NEW OWNERS	155-16-A-032.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Josh Scott McNeese and wife, Nora Brook McNeese, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brian Douglas Petty and wife, Tara Forrest Petty, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Traceside, Section Two, of record in Book 7900, pages 980 and 981, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Joshua McNeese, unmarried, by Warranty Deed dated July 19, 2005 from Thomas E. Cressler, III and wife, Jodi Cressler, of record as Instrument No. 20050722-0085627, Register's Office for Davidson County, Tennessee. And being further conveyed to Joshua Scott McNeese and wife, Nora Brook McNeese, by Quitclaim Deed dated September 19, 2005 from Joshua McNeese, of record as Instrument No. 20051202-0144755 and re-recorded of record as Instrument No. 20060419-0044534, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 7900, pages 980 and 981, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, amended and restated in Book 9435, page 493, and further amended in Book 9677, page 675, in said Register's Office.

4. Articles of Incorporation of Traceside Homeowners Association, Inc., of record in Book 9668, page 894, and By-Laws of record in Book 9668, page 899, in said Register's Office.
5. Notice of Annexation of record as Instrument No. 20020111-0004996, re-recorded as Instrument No. 20020116-0006610 in said Register's Office.
6. Restrictive Covenants contained in instrument of record in Book 9236, page 504, Book 11483, page 98, and Instrument No. 20010116-0004786 in said Register's Office.
7. Utility Easement conveyed to Harpeth Valley Utility District of record in Book 9306, page 279, in said Register's Office.
8. Easement of record in Book 3533, page 299, in said Register's Office.
9. Quitclaim Deed to Traceside Homeowners' Association, Inc., for common open space of record as Instrument No. 2000329-0031454 in said Register's Office.
10. Judgment in favor of TVA and USA in Book 4243, page 685, in said Register's Office.
11. Judgment in favor of State of Tennessee of record in Book 5607, page 882, in said Register's Office.
12. Common Property Agreement of record as Instrument No. 20001114-0112667 in said Register's Office.
13. Subject to the rights of others in and to the common areas.
14. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 1209 Meadow Trace Court, Nashville, TN 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands on March 9, 2007.

Josh Scott McNeese

Josh Scott McNeese

Nora Brook McNeese

Nora Brook McNeese

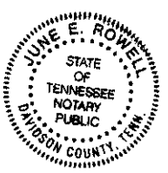
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 9, 2007, before me personally appeared Nora Brook McNeese to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on March 9, 2007.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

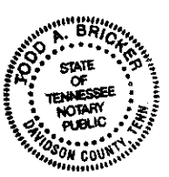
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 9, 2007, before me personally appeared Josh Scott McNeese to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 9, 2007.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE