Davidson County DEEDWARR
Recvd: 08/29/07 12:02 2 pgs
Fees:13.00 Taxes:481.00

20070829-0103682

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-RE-07-3520

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip J. Weber	JPMORGAN CHASE BANK, N.A.,	
3520 Golf Street (ADDRESS)	1901 Roxborough Road, Roxborough Bldg., Ste. 406 (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	72-3-262

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES E. PETTY AND ROBERT S. PETTY AND RICHARD A. PETTY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP J. WEBER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, BLOCK A, INGLEWOOD GOLF CLUB SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 65, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. PETTY AND WIFE, VIRGINIA E. PETTY BY WARRANTY DEED FROM FRANK L. HAHN AND WIFE, DOROTHY M. HAHN, RECORDED ON THE 5TH DAY OF JUNE, 1956 IN DEED BOOK 2541, PAGE 181, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JAMES C. PETTY HAVING PREDECEASED VIRGINIA E. PETTY. VIRGINIA E. PETTY (AKA VIRGINIA E. PETTY BROWN) HAVING SINCE DIED AND BEQUEATHED SAID PROPERTY TO HER THREE SONS, JAMES E. PETTY, ROBERT S. PETTY AND RICHARD A. PETTY BY LAST WILL AND TESTAMENT RECORDED 04/11/07 IN DOCKET # 07P 572, IN THE SEVENTH CIRCUIT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION).

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 843, PAGE 65; BOOK 4743, PAGE 343, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3520 Golf Street, Nashville, Tennessee 37216
(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), their 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), 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/our hand(s) this 22nd day of August, 2007.

James E. Petty, Heir at Law & Co-Executor of The Estate of Virginia E. Petty Brown

Robert S. Petty, Heir at Law

Richard A. Petty, Heir at Law & Co-Executor of The Estate of Virginia E. Petty Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. PETTY, ROBERT S. PETTY & RICHARD A. PETTY, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2007.

Notary Public

My Commission Expires: 1/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2008

State of Tennessee
County of Davidson

Personally appeared before me, James E. Petty and Richard A. Petty to me known or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Co-Executors of the Estate of Virginia E. Petty Brown, the within named bargainors as Co-Executors executed the foregoing instrument for the purpose therein contained.

Witness ~~my~~ hand and official seal, this the 22nd day of August, 2007.

Notary ~~Public~~

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN