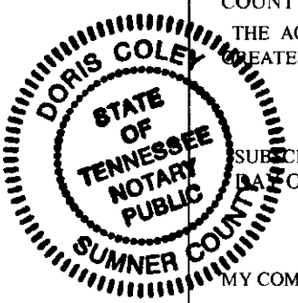
20B

File No. 271000073

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/07 12:54 2 pgs
Fees:13.00 Taxes:604.95
20071011-0121004



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Maxine F. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2007.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Daniel L. Wischhof, Attorney
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley L. Hanks	**SAME AS NEW OWNER**	Map: 14 Parcel: 46.10
(NAME) 7191 Bidwell Road	(NAME)	
(ADDRESS) Joelton, Tennessee 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Petre and wife, Angela L. Petre

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelley L. Hanks, an unmarried woman

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

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D.E. Boner and E. Medlin Surveyors, April 12, 1963, as follows:

BEGINNING at a point on the Westerly margin of Bidwell Road, North 2 deg. 30' East 2350 feet from the Northwest corner of said Road and Old Clarksville Pike; thence with the Westerly margin of said Road, N deg. 30' East 150 feet; thence North 87deg. 30' West 791.09 feet; thence South 2 deg. 29' West 150 feet; thence South 87deg. 30' East 791.04 feet to the beginning, containing 2.72 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to The State of Tennessee for the benefit of the Department of Highways from James W. Harris and wife, Gladys Willis Harris, of record in Book 4517, Page 592, Register's Office for Davidson County, Tennessee,
described as follows, to-wit:

BEGINNING at a point in the West margin of Bidwell Road said point being in Bynum Young's Northeast corner; thence with Young's North boundary line North 83 degrees 07 minutes West 15 feet; thence North 6 degrees 53 minutes East 150 **feet to Henry Clay Felts' Southerly boundary line; thence with said boundary line South 83 degrees 07 minutes East 15 feet to the West margin of Bidwell Road; thence with said margin South 6 degrees 53 minutes West 150 feet to the point of beginning.**

BEING the same property conveyed to James Petre and wife, Angela L. Petre by Quitclaim Deed dated May 19, 1999, from James Petre, of record in Book 11612, Page 757, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James Petre by Quitclaim Deed dated October 13, 1998, from Gladys Willis Harris Miller, an unmarried person, of record in Book 11313, Page 619, Register's Office for Davidson County, Tennessee. JamesW. Harris and Charles Miller, spouse's of Gladys Willis Harris Miller having since died.

- CONTINUED-

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record. Also subject to taxes for the year 2008, and subsequent years.

This is improved ☒ property, known as 7191 Bidwell Rd., Joelton, TN 37080
(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), HER 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), HER 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 this 5th day of October, 2007.

James Petre

Angela L. Petre

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Daniel L. Wischhof , a Notary Public in and for said County and State, the within named James Petre and wife, Angela L. Petre the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of October, 2007.

Witness my hand at office this 5th day of October, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271000073

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

NOTE: Harris
James W. Harris a/k/a James/having since died on November 22, 1991. The said Gladys Willis Harris married Charles Miller a/k/a Charles Dow Miller, having since divorced and Charles Miller having since died on May 24, 1997. Gladys Willis Harris Miller conveyed her interest to Mildred Hankins and then Mildred Hankins recoveys her interest back to Gladys Willis Harris Miller. Mildred Hankins a/k/a Mildred Francis Hankins having died on June 5, 1996 in Davidson County, Tennessee.