WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090071226 DEEDWARR
Recvd: 10/20/09 10:53 2 pgs
Fees:13.00 Taxes:625.30
20091020-0096799

G-VR-09-1621

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Charles D. Pettigrew	Franklin American Mtg	
1621 Eastside Avenue	(NAME) 501 Corporate Ctr. Dr.	Ste 400
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin TN 37067	94-2-23.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we ANNE J. KUHBANDER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES D. PETTIGREW, A/K/A CHARLES DURHAM PETTTTIGREW, UNMARRIED, 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 265, EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 130, 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 BY QUIT CLAIM DEED FROM JEFFREY M. MENNE TO ANNE J. KUHBANDER AS RECORDED ON THE 22ND DAY OF MAY, 2008 IN INSTRUMENT NO. 20080522-0052768 AND WARRANTY DEED FROM JERRY N. VANATTA AND WIFE, BELINDA C. VANATTA TO ANNE J. KUHBANDER AND HUSBAND, JEFFREY M. MENNE AS RECORDED ON THE 11TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030911-0133249, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NOTE: JEFF MENNE, HEREBY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN, B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1621 Eastside Avenue, Nashville, Tennessee 37206
(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 16th day of October, 2009.

Anne J. Kuhbander by Andy Allen, as Attorney-In-Fact

Jeff Menne by Andy Allen, as Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of October, 2009, before me personally appeared Andy Allen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anne J. Kuhbander and Jeff Menne and who acknowledged he executed the same as the free act and deed of the said Anne J. Kuhbander and Jeff Menne.

Witness my hand and official seal, this the 16th day of October, 2009.

Notary Public

My Commission Expires: 7-24-10

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

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903