RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100008018 DEEDWARR
Recvd: 02/09/10 09:11 2 pgs
Fees:13.00 Taxes:251.60
20100209-0010174

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Feb, 2010.

Notary Public

MY COMMISSION EXPIRES: 8.20.13

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Christopher Joseph Petrosky	New Owner	
(NAME) 205 Forest Park Rd.	(NAME) 205 Forest Park Road	043-13-0/127.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **DEAN HIBBS AND WIFE, KELLEY HIBBS**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER JOSEPH PETROSKY***, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: *unmarried

DESCRIBED PROPERTY LOACTED IN DAVIDSON COUNTY, TENNESSE, TO WIT:

THE SOUTHERLY 50 FEET OF THE NORTHERLY 150 FEET OF THE WESTERLY 150 FEET OF LOT NO. 1 ON THE FOREST PARK AVREAGE TRACTS, AS OF RECORD IN BOOK 843 PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**incorrectly described as Book 845 in the prior Deed

SAID PART OF LOT NO. 1 FRONTS 50 FEET ON THE EASTERLY SIDE OF FOREST PARK ROAD AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DEAN HIBBS, A MARRIED MAN HEREIN BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20081208-0118337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

This is improved property, known as 205 Forest Park Rd. Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 5th day of Feb, 2010.

Dean Hibbs

Kelley Hibbs

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dean Hibbs and Kelley Hibbs with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 5th day of Feb, 2010.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY