Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20100070445 DEEDWARR
Recvd: 11/05/10 11:03 2 pgs
Fees:13.00 Taxes:345.95
20101105-0088922

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $93,500.00.

Affiant

Subscribed and sworn to before me this 29th day of October, 2010.

Notary Public
My Commission Expires: 04/06/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

10-0357

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Thomas Morgan | New Owner | 084 160 |
| 113A McGavock Pike | P.O. Box 625 | 030.00 |
| Nashville, TN 37214 | White Bluff, TN 37187 | |

## 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 considerations, the receipt of which is hereby acknowledged, we **Michael S. Petty, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Morgan and wife, Elizabeth Morgan**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**A certain parcel situated in Davidson County, Tennessee and further described as follows:**

**Beginning at a point in the center of McGavock Lane 743 feet South of the South margin of the Tennessee Central Railroad, being the northwest corner of the Donelson Development Company Property, North 5 degrees East along center of McGavock Lane 130 feet to a point in center of McGavock Lane, being John W. Hurt's southeast corner; thence South 85 degrees East along South line of John W. Hurt's Property 689 feet to a point in line of Harry G. Overby's property; thence South 5 degrees West along line of Harry G. Overby's property 130 feet to a point in North line of the Donelson Development Company; thence North 86 degrees West along the line of Donelson Development Company 689 feet to the point of beginning, containing two acres, more or less.**

**Being the same property conveyed to Michael S. Petty by Quitclaim Deed from Willcam Properties, LLC, dated January 9, 2009, recorded in Instrument No. 20090112-0002644, Register's Office for said County.**

**Kimberly Petty, wife of Michael S. Petty, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **113A McGavock Pike, Nashville, TN 37214.**

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 we do covenant with the said GRANTEES 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 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 this 29th day of October, 2010.

Michael S. Petty

Kimberly Petty

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael S. Petty and Kimberly Petty**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of October, 2010.

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Larry M. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13