BK/10310/PG712

FROM: Robert A. Whitson,
Grantor

TO: donna Elizabeth Whitson,
Grantee

This instrument was prepared by:

Farris, Warfield & Kanaday, PLC
Suite 1800
SunTrust Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of Entity Responsible for the Payment of the Real Property Taxes	Map-Parcel Numbers
Robert A. Whitson and wife, donna Elizabeth Whitson 203 Diane Drive Madison, TN 37114	SunTrust Mortgage, Inc. P.O. Box 105277 Atlanta, Ga. 30348-5277	Map 42-11 Parcel 52

WARRANTY DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and **for the express purpose of making a conveyance to create a tenancy by the entirety**, I, Robert A. Whitson, Grantor, by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, donna Elizabeth Whitson, Grantee, her heirs, successors, and assigns, an interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property, known as 203 Diane Drive, Madison, Tennessee.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real property taxes.

2. All matters shown on the plan of record in Book 2331, page 89, said Register's Office.

3. Any and all easements of record.

4. All matters created, suffered, assumed, accepted or agreed to by Grantor during his fee simple ownership of the above referenced property.

This conveyance is made to my wife, donna Elizabeth Whitson, the Grantee herein,

pursuant to T.C.A. Section 66-1-109 to create an estate by the entireties in and to the entire interest of the Grantor in the above-described property heretofore held by the Grantor individually.

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, her heirs, successors, and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 3rd day of January, 1997.

Robert A Whitson

ROBERT A. WHITSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Dana L Kennedy, a Notary Public of said County and State, ROBERT A. WHITSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3rd day of January, 1997.

Dana L Kennedy

Notary Public

My Commission Expires: 3-22-97

EXHIBIT A

Land lying in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Map of Section I, Haven Acres, of record in Book 2331, page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 230.98 feet on the easterly side of Diane Drive, as measured around a slight curve, and runs back 240.65 feet on the North line and 240.4 feet on the South line, to a dead line in the rear on which it measured 91.33 feet.

TRACT II:

BEING the southerly 13.46 feet front and 0.4 feet rear of Lot No. 34, on the Map of Section I, Haven Acres, of record in Book 2331, page 89, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., dated June 28, 1958, as follows:

BEGINNING at an iron pin in the easterly margin of Diane Drive at the corner of Lots 34 and 35; thence with the dividing line between said lots eastwardly 240.65 feet to a point; thence northwardly along the easterly line of Lot 34, 0.4 feet to an iron pin; thence westwardly 240.4 feet to an iron pin in the easterly margin of Diane Drive; thence with the margin of the same southwardly 13.46 feet to the point of beginning.

BEING the same property conveyed to Robert A. Whitson and Wanda W. Whitson as joint tenants with right of survivorship, by Deed of Record in Book 5771, page 683, Register's Office for Davidson County, Tennessee. The said Wanda W. Whitson having since died.

0261528
IDENTIF. & REFERENCE

97 JAN -3 PM 4:15
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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