PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2001** between **SUZANNE K. WHITE and husband, JONATHAN D. WHITE** , GRANTOR, and **RAUL REGALADO*** GRANTEE.

***and wife, Helen S. Regalado**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Whitworth, Phase III, Section I, a Planned Unit Development, as of record in Book 7900, Pages 866, 867 and 868, and as amended in Book 9582, page 345, and as corrected in the Surveyor's Certificate of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Suzanne K. White and husband, Jonathan D. White, by deed from Rochford Realty & Construction Company, Inc., of record in Book 11094, page 197, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record on the Plat of record in Book 7900, page 866, 867 and 868 and as amended in Book 9582, page 834; Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 185 and Book 9567, page 216 and Book 10503, page 139; By-Laws of record in Book 9567, page 210 and Book 9567, page 252; Sewer Easement of record in Book 3467, page 204 and in Book 3573, page 442; Deed of Temporary Easement of record in Book 9736, page 221; Surveyor's Certificate of Correction of record in Book 10270, page 34; Deed of Easement of record in Book 9567, page 691; Charter of record in Book 8090, page 691 and as amended in Book 8283, page 523 and in Book 10428, page 795; Deed of Conveyance of record in Book 10360, page 372 and in Book 10360, page 307; Designation and Agreement of Declarant of record in Book 9738, page 770; any and all easements, right of ways, setback lines, etc. appearing of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Suzanne K. White by Jonathan D. White Attorney in fact
SUZANNE K. WHITE
Signature of Seller

Jonathan D. White
JONATHAN D. WHITE
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/06/01 16:48 2pgs
Fees:11.00 Taxes:1842.60

20010606-0059568

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **31st** day of **May, 2001** before me personally appeared JONATHAN D. WHITE , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SUZANNE K. WHITE , and acknowledged that he/she executed the same as the free act and deed of said ~~JONATHAN D. WHITE~~ SUZANNE K. WHITE.

Witness my hand, at office, this **31st** day of **May, 2001.**

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Name and Address of Property Owner:

RAUL REGALADO
321 WHITWORTH WAY
NASHVILLE, TN 37205

Property Address:

321 WHITWORTH WAY
NASHVILLE, TN 37205

Person Responsible for Taxes:

SUNTRUST BANK, N.A.
1 Park Place, N.E.
Atlanta, GA 30303

Parcel #: 104-14-H 9.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$498,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 2001.**

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076