Davidson County DEEDWARR
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Fees:23.00 Taxes:808.45
20020319-0034103

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WARRANTY DEED

This Indenture made this **15th** day of **March, 2002** between **The Estate of Richard Whitney, ,** GRANTOR, and **Andre K. Johnson and wife, Mona L. Johnson ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot Number 12 as described on the recorded plat of Long Hunter Chase Subdivision, Phase I, Section III, of record in Plat Book 9700, page 958, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Whitney by Warranty Deed from Ole South Properties, Inc. of record in Instrument Number 20010105-0001628, Register's Office for Rutherford County, Tennessee. Said Richard Whitney having since died intestate. Attached hereto an order approving contract for sale of real estate authorizing John Floyd as Administrator to carry out the sale of the above described property. Kathy Whitney, named below, hereby executes this Warranty Deed as the Guardian of Richard Whitney's two minor children.

Subject to all matters of record in Plat Book 9700, page 958, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 9430, page 251; Book 9534, page 938, (1st Amendment) Book 9354, page 942, (Declaration of Annexation), Instrument Number 20010514-0049630 (Declaration of Annexation) and Book 9430, page 279 (by-laws).

Subject to all matters found in HOA Charter of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 10796, page 619; Book 9588, page 930; and Book 10796, page 625, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 6217 Paddington Way, Antioch, Tennessee 37013.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **15th** day of **March, 2002.**

The Estate of Richard Whitney

Jot Administrator

John Floyd, Administrator

Kathy Whitney

KATHY WHITNEY, GUARDIAN

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Floyd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Administrator of the The Estate of Richard Whitney, and that he/she as such Administrator executed the foregoing instrument for the purpose therein contained, by signing the name of The Estate of Richard Whitney by him/her self as Administrator. Witness my hand and official seal this 15th day of March, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATHY WHITNEY, GUARDIAN**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 15th day of March, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $218500

Affiant

Subscribed and sworn before me this 15th day of March, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Andre K. Johnson
6217 Paddington Way
Antioch, Tennessee 37013

Send Tax Bills to:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel Number:

Map 151-9-A Parcel 12

FILED
2002 MAR -1 AM 9:40
RICHARD R. BOOKER, CLERK
P. Jack D.C.

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

AT NASHVILLE

(PROBATE DIVISION)

IN RE:)
) 01P1683
ESTATE OF RICHARD WHITNEY)
Deceased.)

ORDER APPROVING CONTRACT FOR SALE OF REAL ESTATE

This cause came to be heard on the 1st day of March, 2002 before the Honorable Frank Clement, upon the Motion of the Administrator for the Estate of Richard Whitney to approve a contract for sale of real estate, statements of counsel in open Court, and, in fact, upon the record as a whole, upon all of which the Court FINDS as follows:

1. The decedent died owning real estate, being a house and lot located at 6217 Paddington Way, Antioch, TN 37013.

2. The heirs-at-law and those entitled to take the entire estate under the laws of Intestate Succession are the decedent's two minor children, Andrew Whitney, age 15, and Autumn Whitney, age 13.

3. The mother and legal custodian of the two minor children, namely, Kathy Whitney, was appointed Guardian of the Estate for each minor child by Order entered in the County Court for Rutherford County, Tennessee at Murfreesboro on January 24, 2002.

4. The two minor children live with their guardian at her home located at 300 Lake Forrest Drive, LaVergne, TN 37086.

5. The guardian for the two minor children is represented by counsel. The said counsel for the guardian entered into the Motion to Approve Contract For Sale of Real Estate, the guardian believing the sale to be in the best interest of the minor children.

6. The sale of decedent's residence is in the best interest of the decedent's minor children.

7. The contract sales price is a handsome and commercially reasonable price for the said real estate.

It is, therefore, ORDERED, ADJUDGED AND DECREED that the Contract

For Sale of Real Estate attached as Exhibit "B" to the Motion for Sale of Real Estate shall be and hereby is approved by this Court and the Administrator is authorized and shall carry out the said sale in accordance with the said contract.

ENTER this 1 day of March, 2002.

FRANK CLEMENT, JUDGE

APPROVED FOR ENTRY:

Murfree, Cope, Hudson & Scarlett

Josh A. McCreary, BPR #19498
16 Public Square North
Murfreesboro, TN 37130
615-893-5522

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of this amended and corrected certificate of service has been served upon all parties at interest in this cause by delivering or by placing a true and exact copy of said pleading in the United States mail addressed to Mr. Joe Whitney, HC 61, Box 22, Lometa, TX 76853, Mr. Randy Whitney, 10129 Ridgehaven Drive, Dallas, TX 75238, Mr. Robert Whitney, 10731 Cotillion Drive, Dallas, TX 75228, Ms. Rhonda Whitney Douglas, 10731 Cotillion Drive, Dallas, TX 75228, Ms. Kathy Whitney, 300 Lake Forest Drive, LaVergne, TN 37086, Mr. John Floyd, 2637 Sequoya Trace, Murfreesboro, TN 37127 with sufficient postage thereupon to carry the same to its destination this the 1 day of March, 2002.

Josh A. McCreary

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office this 14 day of Mar 20 02
RICHARD R. ROOKER, CLERK
By B. Dishner
Deputy Clerk