**THIS INSTRUMENT PREPARED BY:**
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

**SEND TAX BILLS TO:**
Richard Shaluly
253 Barker Road
Nashville, TN 37214

**MAP PARCEL NUMBERS**
MAP/PARCEL 95-63

Davidson County DEEDWARR
Recvd: 02/03/03 12:38 2pgs
Fees:13.00 Taxes:444.00
20030203-0014458

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 27th day of January, 2003, by and between **AARON WHITE and JULIA WHITE, husband and wife**, party of the first part, and **Richard Shaluly**, party of the second part,

**WITNESSETH**: That for and in consideration of **$120,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Walnut Grove Subdivision, of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 27 fronts 75 feet on the easterly side of Barker Road and runs back 161 feet on the northerly line and 162 feet on the southerly line, to a dead line measuring 75 feet thereon.**

**Being the same property conveyed to Aaron White and wife, Julia White by Warranty Deed from Troy Slay and wife, Marie Slay, executed on 1/11/01 and filed for record on 1/12/01 in Instrument No. 20010112-0003912, said Register's Office.**

**And being further conveyed to Richard Shaluly by Warranty Deed from Aaron White and wife, Julia White, executed on _____and filed for record on _____in Book/Instrument No._____, page_____, said Register's Office.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Aaron White
**AARON WHITE**

Julia White
**JULIA WHITE**

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **AARON WHITE and JULIA WHITE, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27 day of January, 2003.

My commission expires _____

J Garrison

Notary Public

TERRA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of January, 2003

J Garrison

PROPERTY ADDRESS:
**253 BARKER ROAD**
**NASHVILLE, TN 37214**

TERRA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006