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

SEND TAX BILLS TO:
Countrywide Home Loans
750 Old Hickory Blvd # 180
Brentwood Tn 37027

MAP PARCEL NUMBERS
092-05-0-097.00

Davidson County DEEDWARR
Recvd: 06/03/03 10:15 2pgs
Fees:13.00 Taxes:553.15

20030603-0075239

WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of May, 2003 by and between **JAMES M. MAITLAND**, party of the first part, and **NATASHA WHITELOW**, party of the second part,

WITNESSETH: That for and in consideration of **$149,500.00** 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. 135 on the Plan of College Hill Subdivision, Section V, as of record in Book 2900, page 42, Register's Office for said County.

Said Lot fronts 136 feet on the northeasterly side of Geneva Circle and extends back 349.80 feet on the northeasterly line and 109.47 feet on the southeasterly line, to a dead line in the rear on which it measures 88 feet thereon.

Being the same property conveyed to Judith Elaine Caldwell by Quitclaim Deed from Edward E. Caldwell, Jr. and Judith E. Caldwell of record in Instrument No. 200204080042307, dated 4-5-02, recorded 4-8-02, said Register's Office. Being the same property further conveyed to James Michael Maitland by deed from Joel E. Jordan, Substitute Trustee of record in Instrument No. 20021206-0150943, dated 12-6-02, recorded 12-6-02, 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.

James M Maitland
JAMES M. MAITLAND

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JAMES M. MAITLAND** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13 day of May, 2003

My commission expires MY COMMISSION EXPIRES: March 13, 2007

Notary Public

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

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, **$149,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats

Affiant

Subscribed and sworn to before me this 13 day of May, 2003

PROPERTY ADDRESS:
3504 Geneva Circle
Nashville, TN 37209

MY COMMISSION EXPIRES: March 13, 2007

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN