Davidson County DEEDWARR
Recvd: 04/07/04 14:31 2pgs
Fees:13.00 Taxes:37.00

20040407-0039749

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Brad Whitfield 1224 Applecross Dr. Nashville, TN 37220	Owner	91-07-183.00

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $10,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 2004

Notary Public

My Commission Expires: 12/15/04

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FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **National Tax Assistance Corporation,** ("Grantor") by these presents does hereby transfer, sell and convey to **Brad Whitfield, unmarried,** ("Grantee"), his heirs and assigns, all their interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 909 and the easterly 12 ½ feet of Lot No. 911 of Block No. 140, Plan No. 1 of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Said County

Said Lot and part of said lot adjoins and fronts together 37 ½ feet on the northerly side of Kentucky Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property vested and divested out of Charles O'Guin and any and all unknown heirs-at-law or devisees, by Final Decree Confirming Sale, dated December 6, 1999, recorded August 2, 2000, Instrument 200008020076772, in the Register's Office for Davidson County, Tennessee, and further

Being the same property conveyed to Jeffrey L. Hale by Quitclaim Deed executed July 20, 2000, and recorded in the Register of Deeds Office in Davidson County on August 2, 2000, as Instrument No. 20008020076440 where Andrew O'Guin conveyed his heirship interest in the subject real property to Jeffrey L. Hale, and further conveyed to National Tax Assistance Corporation by Quitclaim Deeds as follows: (a) from Quantum Realty Advisors, Inc. of record as Instrument No. 20040204-0013694; (b) from Jeffrey L. Hale and wife,

Mary Lou Hale of record as Instrument No. 20040204-0013695; (c) from Andrew O'Guinn of record as Instrument No. 20040204-0013696; and (d) from Janie O'Guinn aka Janie Keel of record as Instrument No. 20040204-0013697 said Register's Office. Janie O'Guinn and Andrew O'Guinn being all the heirs of Charles O'Guinn.

This is improved property know as 5004 Kentucky Avenue, Nashville, Tennessee 37209.

This conveyance is subject to all restrictions of record and all matters shown on the plat of record and real property taxes for 2003.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of April, 2004.

GRANTOR:

NATIONAL TAX ASSISTANCE CORPORATION

By: Chip Staky

Its: duly authorized agent

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~WILLIAMSON~~ Suffolk

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chip Staky, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the authorized agent of National Tax Assistance Corporation and acknowledged that he as authorized agent, being authorized so to do, executed the foregoing Warranty Deed by signing the name of National Tax Assistance Corporation by himself as Chip Staky.

Witness my hand and seal this 1st day of April, 2004.

Notary Public

My Commission Expires:_____

Melissa N. Stamos
Notary Public
My Commission Expires
February 16, 2007

MELISSA N. STAMOS NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES FEB 16 2007