This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

ADDRESS NEW OWNER:
Erin R. Pfaff
1110 Fatherland Street
Nashville, TN 37206

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 05/10/04 11:20 2pgs
Fees:13.00 Taxes:654.90
20040510-0053020

SEND TAX BILL TO:
New Owner

MAP 083
GROUP 13-O
PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brad Whitfield** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Erin R. Pfaff, unmarried** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly 1/2 half of Lot No. 94 on the Plan of East Edgefield, of record in Plat Book 21, page 147, as amended in Instrument No. 20030923-0140321, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Brad Whitfield by deed from William L. Martin, Jr. And wife, Jean L. Martin of record in Instrument no. 20031003-0146202, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 1110 Fatherland Street, Nashville, Tennessee 37206.

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, her heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 28th day of April, 2004.

Brad Whitfield

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brad Whitfield**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND TN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual value or consideration, whichever is greater, for this transfer is $177,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 12/27/2004

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.