Davidson County DEEDWARR
Recvd: 05/17/04 14:57 2pgs
Fees:13.00 Taxes:656.75
20040517-0057646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of May, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bradley K. Bills
7900 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
126-15-0-A-049.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert M. Whitson and wife, Michelle L. Whitson** hereinafter referred to as Grantors, hereby transfers and conveys to **Bradley K. Bills, an unmarried man,** hereinafter referred to as Grantees, their 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 Lot No. 88, on the Plan of PHASE ONE, BOONE TRACE AT BILTMORE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert M. Whitson and wife, Michelle L. Whitson by Warranty Deed from Perry E. Ferrell, unmarried, of record in Book 11004, Page 941, Register's Office for Davidson County, Tennessee, dated June 30, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9342, Page 312, and re-recorded in Book 9735, Page 931 and Book 10032, Page 813 and Book 10306, Page 817, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9607, Page 574, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7900 Boone Trace , Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 14th day of May, 2004.

Robert M. Whitson

Michelle L. Whitson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Whitson and Michelle L. Whitson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2004.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

10427-BW