Davidson County DEEDWARR
Recvd: 06/08/04 15:52 2pgs
Fees:13.00 Taxes:388.50
20040608-0067928

(1)

This instrument prepared by William D. Mitchell
112 South Main Street, Sparta, Tennessee 38583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other, the receipt of which is hereby acknowledged, I, Anne E. Brogden, through my attorney in fact, Gary Brogden, have bargained and sold and hereby transfer and convey to Nicholas Scott Witherow and Shana Olivia Brogden, as tenants in common with right of survivorship, a certain tract or parcel of land situated in the Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot 26 on the plan of Sunset Park Subdivision, as of record in Book 332, page 393, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property acquired by the grantor, Anne E. Brogden in RB 4662, page 754 in the Register's Office for Davidson County, Tennessee.

The preparation of this deed neither makes nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

Send property tax notices to New owner Nicholas Scott Witherow, 2509 Sunset Place, Nashville, Tennessee 37212-4813 and being identified by county map 104-15 parcel 116 in the Tax Assessors Office for Davidson County Tennessee

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 hereby covenant with the said grantees that Anne E. Brogden is lawfully seized and possessed of said land in Fee simple; has a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3rd day of June, 2004

Anne E. Brogden

Anne E. Brogden, by
Gary Brogden, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WHITE)

Personally appeared before me, William D. Mitchell, a Notary Public in and for said County and State, the within named Gary Brogden as attorney in fact for Anne E. Brogden, as evidence by the general power of attorney recorded in 20040602, 0064220, in the Register's Office of Davidson County, Tennessee, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of Anne E. Brogden.

WITNESS my hand and official seal, this the 3rd, of June, 2004.

Notary Public

My Commission Expires: September 19, 2006

STATE OF TENNESSEE)

COUNTY OF WHITE)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 105,000.00, which amount is equal to or greater than the amount which the property transferred would command a fair voluntary sale.

Affiant

Subscribed and sworn to before me
this the 4 day of June 2004.

Notary Public

My Commission Expires: 02-13-08