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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22844-05-2004** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $830,000.00.<br>Brenda D Arnold<br>Affiant<br>Subscribed and sworn to before me this 28th day of May, 2004.<br>Sharon L. Ripley<br>Notary Public<br>My Commission Expires: 5-27-07 |

SHARON L. RIPLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Brandon Busbee<br>Janie Busbee<br>11 Warwick Lane<br>Nashville, TN 37205 | SunTrust Mortgage, Inc.<br>201 Fourth Ave., N/7th Floor<br>Nashville, TN 37219 | Map No.104.14-0G<br>Parcel No. 105.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I. Scott O'Neal and wife, Anna C. O'Neal**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Busbee and wife, Janie Busbee** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 11 Warwick Lane, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 28th day of May, 2004.

I. Scott O'Neal

Anna C. O'Neal

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **I. Scott O'Neal and wife, Anna C. O'Neal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/09/04 08:45 2pgs
Fees:13.00 Taxes:3071.00

20040609-0067997

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of (Revised) Whitworth Phase 1B, as of record in Plat Book 7900, page 415, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to I. Scott O'Neal and wife, Anna C. O'Neal by Quitclaim Deed dated January 25, 2001 from C.E. O'Neal and wife, C.G. O'Neal and I.S. O'Neal and wife, A.C. O'Neal of record in Instrument No. 20010126-0008165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305 amended in Book 8282, page 45, Book 8830, page 249, Book 9778, page 27, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Amendment to By-Laws of Whitworth Homeowners Association, Inc., of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Whitworth Homeowners Association of record in Book 9778 page 29, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of The Whitworth Homeowner's Association of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900 page 415, Register's Office for Davidson County, Tennessee.
7. Memorandum of option of record in Book 8617, page 667, Register's Office for Davidson County, Tennessee.
8. Designation and Agreement of record in Book 8830, page 270, Register's Office for Davidson County, Tennessee.