Davidson County DEEDWARR
Recvd: 07/01/04 14:26 2pgs
Fees:13.00 Taxes:439.19
20040701-0078567

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18266K

MAP/GROUP/PARCEL:
052-12-0/024.00

NEW OWNER'S NAME AND ADDRESS:
DEBRA CONNER
807 RIVER PASS
MADISON, TENNESSEE 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ALMA J. VENTRESS, NOW KNOWN AS ALMA JOAN VENTRESS WHITAKER, A MARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto DEBRA CONNER, UNMARRIED, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE MAP OF MARLIN MEADOWS SUBDIVISION, SECTION III, AS OF RECORD IN BOOK 2133, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 807 RIVER PASS, Madison, TN 37115.

BEING the same property conveyed to Alma J. Ventress, now known as Alma Joan Ventress Whitaker herein by deed of record in Book 10268, Page 388, Register's Office for Davidson County, Tennessee. Subject property was never occupied as a residence by Grantors spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Alma Joan Ventress Whitaker
ALMA JOAN VENTRESS WHITAKER
FORMERLY KNOWN AS ALMA J. VENTRESS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ALMA JOAN VENTRESS WHITAKER, FORMERLY KNOWN AS ALMA J. VENTRESS, A MARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 28th day of JUNE, 2004.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $118,700.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of JUNE, 2004.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006