This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040289

Davidson County DEEDWARR
Recvd: 07/06/04 15:15 2pgs
Fees:13.00 Taxes:573.50
20040706-0080090

Return To:
Elite Title Company
109 Westpark Drive
Suite 100 230
Brentwood, TN 37027

Send Tax Bills To:
Same

New Owner is:
Darrin Wilson
641 Old Hickory Blvd. #409
Brentwood, TN 37027

MAP: 118-01
PARCEL: 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William A. Whittaker and wife, Yolanda E. Whittaker F/K/A Yolanda E. Boulton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Darrin Wilson, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Map of Victoria Place, of record in Book 332, Page 10, Register's Office for said county.

Said Lot No. 72 fronts 62.5 feet on the southerly side of Paris Avenue and runs back between parallel lines 130 feet, to an alley.

Being the same property conveyed to William A. Whittaker and Yolanda E. Boulton, both unmarried by Warranty Deed from Rollie McAdoo and wife, Nellie L. McAdoo dated June 29, 1990, recorded July 2, 1990, in Book 8143, page 648, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of June, 2004.

GRANTOR:

William A. Whittaker

William A. Whittaker

Yolanda E. Whittaker

Yolanda E. Whittaker

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William A. Whittaker and wife, Yolanda E. Whittaker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of June, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

SWORN TO and subscribed before me this 25 day of June, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires:

_____