Davidson County DEEDWARR
Recvd: 08/04/04 14:15 2 pgs
Fees:13.00 Taxes:348.73
20040804-0093723

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James A. Canavan
146 Academy Square
Nashville, Tennessee 37210

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
Union Planters Bank, N.A.
P.O. Box 2282
Memphis, TN 38101-2282

MAP **93-11**
GROUP **A**
PARCEL **146**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bradley W. Whitfield, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James A. Canavan, unmarried**, hereinafter called the "GRANTEE", his 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 Unit No. 146 on the Plan of revised Academy Square Subdivision, of record in Plat Book 5200, page 584, revised book 5200, page 614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Bradley W. Whitfield by deed from Jerry C. Tate, unmarried of record in Book 9815, page 37, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 146 Academy Square, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns , forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 29 day of July, 2004.

Bradley W. Whitfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bradley W. Whitfield**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $94,250.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of July, 2004.

NOTARY PUBLIC

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires: 3/11/06