24-1-316

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/17/04 15:17 2pgs
Fees:13.00 Taxes:445.85
20040817-0099470

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **August, 2004** by and between **Brandon P. Bourque and wife, Aspen Sunshine Bourque** , herein after referred to as GRANTOR, and **Whitney T. Rhodes, an unmarried man** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 206 as shown on the plat of The Lancaster Condominiums of record in book 5200, page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Lancaster Homeowner's Association, as described in Book 5963, page 441 et set, said Register's Office.

Being the same property conveyed to Brandon P. Bourque and wife, Aspen Sunshine Bourque, by Warranty Deed from Harry R. Sanders and wife, Deborah C. Sanders, dated September 7, 2000, recorded September 11, 2000, of record in Instrument No. 20000911-0089774, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of The Lancaster Condominiums, of record in Book 5200, Page 460; Homeowners' Association Charter contained in instrument of record in Book 5939, page 382, Book 8330, page 32; Master Deed contained in instrument of record in Book 5963, page 441; all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 3909 Whitland Avenue Unit 206, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Brandon P. Bourque
Brandon P. Bourque
Signature of Seller

Aspen Sunshine Bourque
Aspen Sunshine Bourque
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Brandon P. Bourque and wife, Aspen Sunshine Bourque** , the within named bargainors, 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 **12th** day of **August, 2004.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

Name and Address of Property Owner:
Whitney T. Rhodes
3909 Whitland Avenue Unit 206, Nashville, TN 37205

Send Tax Statements to:
Mortgage Investors Group
8320 East Walker Springs Lane, Knoxville, TN 37923

Map & Parcel: 103.16-0D-206.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$120,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Aspen Sunshine Bourque
Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **August, 2004.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-316