Return To:

Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040482

Davidson County DEEDWARR
Recvd: 10/04/04 13:55 2pgs
Fees:13.00 Taxes:332.63

20041004-0119249

Send Tax Bills To:

NEW OWNER

New Owner is:
William L. Bolster, III
104 Warren Drive
Old Hickory, TN 37138

MAP: 34-16
PARCEL: 10.00

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, **Thomas VanAtta and wife, Linda VanAtta**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **William L. Bolster III ,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 Number 2 on the Plan of Jeff Smith Subdivision of record in Book 6200, page 821, Register's Office for said County.

Being the same property conveyed to Thomas VanAtta and wife, Linda VanAtta by Special Warranty Deed from Wells Fargo Bank Minnesota, National Association dated February 18, 2004, recorded March 10, 2004, in Book 200403100027657, 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 28 day of September, 2004.

GRANTOR:

Thomas VanAtta

Linda VanAtta

Linda VanAtta

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thomas VanAtta and wife Linda VanAtta**, 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 28th day of September, 2004.

My Commission Expires: November 21, 2006

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Affiant

SWORN TO and subscribed before me this 28TH day of September, 2004.

NOTARY PUBLIC

My commission expires:

LESLIE S. HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires November 21, 2006