07

Ruby Tate
48-A

This instrument prepared by:
Brenda Lehman
Attorney at Law, employee of First American Title Insurance Company
303 Center Avenue
Dickson, Tennessee 37055
(615) 446-6730

File No.: **2114-661968**

Davidson County DEEDWARR
Recvd: 11/22/04 13:23 3pgs
Fees:18.00 Taxes:740.00
20041122-0139790

WARRANTY DEED

THIS INDENTURE, made and entered into this **Eighteenth day of November, 2004**, by and between **Elizabeth Martin, unmarried**, parties of the first part, and **John Whitaker and wife, Judy Whitaker**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 8531 together with the respective carport designated as 8531-C, RIVER PLANTATION, SECTION X, PHASE IIA Condominiums, as shown in plan of record in Plat Book 7900, Page 956 and established under Master Deed of record in Book 9394, Page 598, and in annexation document of record in Book 9669, Page 111, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
Being the same property conveyed to Elizabeth Martin, unmarried by Warranty Deedfrom William M. McBride, Jr. and wife, Georgia L. McBride recorded in Book 11467, Page 115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **142-13-C 2.00CO**

Improved property located at: **8531 Sawyer Brown Road, Nashville, Tennessee 37067**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Elizabeth Martin

STATE OF **TN**

COUNTY OF **DICKSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Elizabeth Martin, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Eighteenth day of November, 2004.**

Miranda Pierzchalski
Notary Public

My Commission Expires: My Commission Expires MAR. 25, 2006

MIRANDA NOTARY PUBLIC AT LARGE

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Owner's Name: **John C. Whitaker and Judy M. Whitaker**

and Address: **8531 Sawyer Brown Road**
Nashville, TN 37067

Mail tax bills to, (Person or Agency responsible for payment of taxes)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**200,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Eighteenth day of November, 2004.**

Notary Public

My Commission Expires: 3/14/05