FILE BOX 30

Davidson County DEEDWARR
Recvd: 01/10/05 13:03 2 pgs
Fees:13.00 Taxes:1073.00

20050110-0003531

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $290,000.00.

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005

Subsribed and sworn before me this the 5th day of January, 2005.

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 401078
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jason Whitman and wife, Andrea Whitman
512 Fairfax Avenue
Nashville, TN 37212

Send tax bills to:
Fieldstone Mortage Company
11000 Broken Land Parkway, S
Columbia, MD 21044

Map 104-10 Parcel 188

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Peggy Ann Pond, An Unmarried Woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jason Whitman and wife, Andrea Whitman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 18 on the Plan of Fairfax Place of record in Plat Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 18 fronts 73 feet on the northerly side of Fairfax Avenue and runs back between parallel lines 157.3 feet more or less to a dead line.

Being all of the same property conveyed to Peggy Ann Pond by Quitclaim Deed of record in Instrument No. 20020124-0009892; dated 1/24/02, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 512 Fairfax Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 5th day of January, 2005.

Peggy Ann Pond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Peggy Ann Pond , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 01/05/05.

My commission expires:

_____

Notary Public

SUSAN L. WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUSAN L. WILLIS
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
November 26, 2005