This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-686703**

Davidson County DEEDWARR
Recvd: 01/24/05 10:35 3 pgs
Fees:18.00 Taxes:1032.30

20050124-0008434

WARRANTY DEED

THIS INDENTURE, made and entered into this **December 17, 2004**, by and between **Kirk Whalum and wife, Ruby Whalum**, parties of the first part, and **Amy Mears, a married woman**, 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:

BEING LOT. NO. 201, ON THE PLAN OF POPLAR CREEK ESTATES, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 339-347, AND AS AMENDED IN PLAT BOOK 7900, PAGE 888-889, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAEL A. HEBDEN, III AND WIFE, JUDI C. HEBDEN BY WARRANTY DEED FROM PAUL H. JOHNSON, AND WIFE, JEANNIE H. JOHNSON, RECORDED THE 30TH DAY OF APRIL, 1998 IN DEED BOOK 1660, PAGE 638, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

1600 683
This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **155.08-0C-201.00-CO**

x Improved OR
Unimproved property located at: **6844 Collinswood, Nashville, Tennessee 37221**

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.

Kirk Whalum

Ruby WHALUM by Atty in fact
Ruby Whalum

****

Owner's Name: **Amy Mears**

and Address: **6844 Collinswood**
Nashville, TN 37221

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

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Kirk Whalum**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Ruby Whalum**, as **her** lawful Attorney-In-Fact, and that ~~she~~ he executed same as the free act and deed of the said **Ruby Whalum** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Seventeenth day of December, 2004.**

NOTARY PUBLIC

Printed Name of Notary

My Commission Expires 8-6-07

NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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 $**279,000.00** 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 **Seventeenth day of December, 2004.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-10-07

State of Tennessee
County of Davidson

On this the 17th day of December 2004, before me personally appeared Kirk Whalum to me known to be the person who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed. Winess my hand and official seal.

My Commission Expires: 7/29/06

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006