# WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 107,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00620CP

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Debra A. Whitaker | W.R. Starkey Mortgage | MAP: |
| 253 Collier Ave | 5055 W. Park Blvd., Ste 300 | Parcel:119-14-11.00 |
| Nashville, TN 37211 | Plano, TX 75093 | |

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

**STEWART D. BRONSON, JR, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**DEBRA A. WHITAKER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 253 Collier Ave, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 25th day of February, 2005.

Stewart D. Bronson, Jr

Davidson County DEEDWARR
Recvd: 03/02/05 14:55 2 pgs
Fees:13.00 Taxes:395.90
20050302-0023112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, STEWART D. BRONSON, JR, 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 at Brentwood, Tennessee , this 25th day of February, 2005.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOTS 23 AND 24 OF BLOCK "E" ON THE MAP OF WOODBINE COURTS, PART 2, NOT OF RECORD.

SAID PARTS OF LOTS FRONT 75.0 FEET ON THE SOUTHERLY SIDE OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET TO A DEAD LINE IN THE REAR, MEASURING 75.0 FEET THEREON, THE NORTHWESTERLY CORNER OF SAID TRACT, BEING A POINT IN THE SOUTHERLY MARGIN OF COLLIER AVENUE 578.9 FEET EASTERLY FROM A MONUMENT AT THE BEGINNING OF A CURVE IN THE SOUTHEASTERLY INTERSECTING CORNER OF COLLIER AVENUE AND SIMMONS STREET. SAID TRACT CONSISTING OF THE WESTERLY 30.0 FEET OF LOT 23 AND THE EASTERLY 45.0 FEET OF LOT 24, BLOCK "E" ON THE MAP OF SAID UNRECORDED SUBDIVISION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM COLLEEN G. LONG, UNMARRIED TO COLLEEN G. LONG, UNMARRIED AND STEWART BRONSON, JR., UNMARRIED, WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 14TH DAY OF AUGUST, 2000, IN INSTRUMENT NO. 200008140080337 AND WARRANTY DEED FROM COLLEEN G.
LONG, UNMARRIED TO STEWART D. BRONSON, JR., UNMARRIED AS RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068044, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.