Davidson County DEEDWARR
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Fees:13.00 Taxes:1686.83

20050406-0038037

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,900.00

Stephanie Cash
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2005.

K Morss
NOTARY PUBLIC

My Commission expires: 6-26-07

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Cress Whitfield Mary Gardner Whitfield	Taylor, Bean and Whitaker	Map 142-16-0
(NAME) 1729 Nottingham Pl.	(NAME) 1417 N. Magnolia Ave.	Group A
(ADDRESS) Nashville, TN 37221	(ADDRESS) Ocala, FL 34475	Parcel 116.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Judith Bartlett, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

William Cress Whitfield and Mary Gardner Whitfield, Husband and Wife

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled Resubdivision of Lot 116 and 117, Devon Park, Phase III, of record in Plat Book 6200, page(s) 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D. Lawrence Bartlett and wife, Judith Bartlett, by deed of record in Book 7051, page 716, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6176, page 7, and Book 6541, page 542, and Book 6967, page 156, said Register's Office.

Agreement for dedication of easement for public utilities of record in Book 9024, page 477, said Register's Office..

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 1729 Nottingham Pl., Nashville, TN 37221.

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, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 1st day of ~~March~~ April 2005.

Judith Bartlett
Judith Bartlett

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

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

Witness my hand and official seal at office this 1st day of April, 2005.

My Commission expires:
6-26-09

KRIS MORSS
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TN

Notary Public