This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
190:50027-1

Davidson County DEEDWARR
Recvd: 05/02/05 13:54 2 pgs
Fees:13.00 Taxes:370.00
20050502-0048537

Send Tax Bills To:

New Owner

New Owner is:
Jeffrey B. Sullens
1421 Calais Court
Antioch, TN 37013

MAP: 150-9-A-84.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David Whitesell, dba Realty Investment Solutions**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jeffrey B. Sullens, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit: **Property Address: 1421 Calais Court, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 238 on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, page 633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David Whitesell, d/b/a Realty Investment Solutions from Arnold M. Weiss, Substitute Trustee, by Substitute Trustee's Deed dated March 22, 2005 and recorded March 30, 2005 in Inst. No. 20050330-0034369, Register's Office for Davidson County. Also conveyed to Melissa F. Boling, unmarried, from Fox Ridge Homes, Inc. by Warranty Deed dated February 28, 1991 and recorded March 7, 1991 in Book 8305, page 251, Register's Office for Davidson County.
Being the same property conveyed to Brent Sullens from David Whitesell, d/b/a

This conveyance is subject to Restrictions of record in Book 7522, page 905 and Book 7079, page 472; and all matters of record on plat in Plat Book 6900, page 633, Register's Office for Davidson County.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of April, 2005.

GRANTOR:

David Whitesell

David Whitesell

dba Realty Investment Solutions

Donna L. Whitesell

Donna L. Whitesell

By: David Whitesell as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **David Whitesell** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of **Donna L. Whitesell** and who acknowledged that he executed the same as free act and deed of the said **Donna L. Whitesell** and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said **Donna L. Whitesell**, and appearing of record in Record Book V832 Page 128 , of the said Register's Office of ~~Davidson~~ Dickson County, Tennessee.

Witness my hand and seal on this the 27th day of April, 2005.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO. MY COMM. EXP. 10/22/05

M Lynn Bodden
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Ruth C Baber
Affiant

SWORN TO and subscribed before me this 27th day of April, 2005.

M Lynn Bodden
NOTARY PUBLIC

M. LYNN BODDEN NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO. MY COMM. EXP. 10/22/05

My commission expires: _____