Davidson County DEEDWARR
Recvd: 05/02/05 14:44 2 pg
Fees:13.00 Taxes:436.60
20050502-0048620

Bk/36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $118,000.00.

Affiant

Subscribed and sworn to me on April 29, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20682SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley Skinner 2318 Dundee Nashville, TN 37214	SAME	73-11-49

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert H. Whitley and wife, Connie Whitley, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ashley Skinner, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Sunset View, Section One Revised, of record in Book 2663, pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Robert H. Whitley, unmarried, by Deed from Edison H. Kimsey, Trustee, and Marjorie A. Kimsey, Trustee of the Kimsey Family Revocable Trust, of record in Book 10029, page 156, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2663, pages 27 and 28, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2318 Dundee, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their

heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 on April 29, 2005.

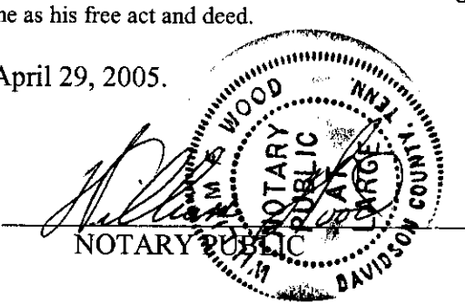
Robert H. Whitley
Robert H. Whitley

Connie Whitley
Connie Whitley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 29, 2005, before me personally appeared Robert H. Whitley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 29, 2005.



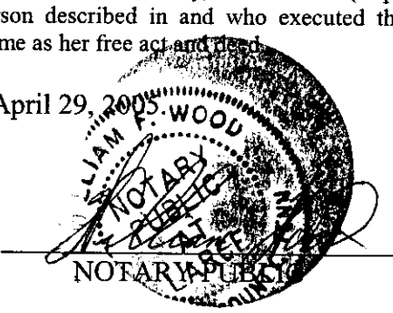
NOTARY PUBLIC

My Commission Expires: 3-27-07

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 29, 2005, before me personally appeared Connie Whitley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 29, 2005.



NOTARY PUBLIC

My Commission Expires: 3-27-07