Davidson County DEEDWARR
Recvd: 05/26/05 10:41 2 pgs
Fees:13.00 Taxes:632.70
20050526-0059500

(1)

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00

Beverly M White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Zachary Scott Romine		Map 85
3113 Rivers Edge Drive		Group 12-0-A
Nashville, TN 37214		Parcel 36 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Elzie Thomas White and Beverly M. White, Trustees of the Elzie Thomas White and Beverly M. White Trust U/A/D January 7, 1993

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Zachary Scott Romine and Rebecca L. Birdwell, both unmarried,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 63, on the Plan of River's Edge, Section Two, Jackson Downs, Phase Two, of record in Plat Book 9700, Page 414, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elzie Thomas White and Beverly M. White, Trust U/A/D January 7, 1993, by deed from Hugh W. Entrekin, Trustee, of record in Instrument 20010503-0045428, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 9280, Page 334; Book 11098, Page 1; Book 11098, Page 21, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 414, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3113 Rivers Edge Drive, 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 we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 24th day of May, 2005.

Elzie Thomas White and Beverly M. White
Trust U/A/D January 7, 1993

Trustee

By: Elzie Thomas White, Trustee

Trustee

By: Beverly M. White, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elzie Thomas White and Beverly M. White, Trustees of the Elzie Thomas White and Beverly M. White Trust U/A/D January 7, 1993, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees of the Elzie Thomas White and Beverly M. White Trust U/A/D January 7, 1993, and as Trustees, are authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 24th day of May, 2005.

My Commission Expires: 01/27/07

Notary Public

