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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24325-05-2005** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.<br>Melissa Salkeld<br>Affiant<br>Subscribed and sworn to before me this 1st day of June, 2005.<br>Kathy Snider<br>Notary Public<br>My Commission Expires: Exp. 5/28/06 |

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/02/05 14:05 2 pg
Fees:13.00 Taxes:962.00

20050602-0062575

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Derek Webb<br>Sandra Webb<br>1414 Sumner Avenue<br>Nashville, TN 37206 | First Horizon Home Loans<br>5775-E Glenridge Dr Ste 100<br>Atlanta, GA 30328 | Map No.83.05-0<br>Parcel No. 342.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Trapp and wife, Julie Trapp**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Webb and wife, Sandra Webb** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1414 Sumner Avenue, Nashville, TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 1st day of June, 2005.

William A. Trapp

Julie Trapp

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William A. Trapp and wife, Julie Trapp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2005.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires:

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Subdivision of Part of the Weakley Home Place, as of record in Plat Book 421, page 36, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Trapp and wife, Julie Trapp by deed dated August 13, 2002 from Douglas B. Martin, married of record in Instrument No. 20020815-0098879, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Plat Book 421, page 36, Register's Office for Davidson County, Tennessee.