THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File # 05555G

Davidson County DEEDWARR
Recvd: 06/15/05 08:18 2 pg
Fees:13.00 Taxes:503.16
20050615-0068094

FROM: JEAN GARRETT, A SINGLE PERSON

TO: RONALD E. WHITNEY AND WIFE, SHARON L. WHITNEY

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED THIRTY-FIVE THOUSAND NINE HUNDRED NINETY AND NO/100---($135,990.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, JEAN GARRETT, A SINGLE PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said RONALD E. WHITNEY AND WIFE, SHARON L. WHITNEY, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the plan of Huntington Park, Section One, of record in Book 4175, Register's Office for aid County.

Said Lot No. 85, which is a corner lot, fronts 65.5 feet on the Southerly margin of Huntington Parkway and fronts 137.1 feet on the Westerly margin of and unnamed street, now Hunters Ridge, said frontage being joined by a curve having a length of 38.6 feet and extends back 161.9 feet on the Westerly line and 100.6 feet on the Southerly line, which is a broken line to a point of intersection.

Subject to restrictions of record in Book 4225, page 778, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4175, page 10, said Register's Office.

Subject to easements for TVA transmission lines of record in Book 2335, Page 221, and Book 2338, Page 222, Register's Office of Davidson County, Tennessee. Also see Easement Agreement regarding TVA easements of record in Book 5753, Page 913, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Jean Garrett by a Warranty Deed dated December 31, 2002, from Kenneth L. Malugin and wife, Brenda J. Malugin, of record in Instrument Number 20030103-0001195, Register's Office of Davidson County, Tennessee. Also see Quit Claim Deed to Jean Garrett from Wilburn E. Hood of record in Instrument Number 20030327-0040202, Register's Office of Davidson County, Tennessee.

MAP 161-10-0, PARCEL 32.00

PROPERTY ADDRESS: 649 HUNTINGTON PARKWAY, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said RONALD E. WHITNEY AND WIFE, SHARON L. WHITNEY, their heirs and assigns forever. And I do covenant with the said RONALD E. WHITNEY AND WIFE, SHARON L. WHITNEY, that I am lawfully seized and possessed of

said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the restrictions, easements, etc., as set out above.

And I do covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to RONALD E. WHITNEY AND WIFE, SHARON L. WHITNEY, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 9th DAY OF June, 2005.

Jean Garrett
JEAN GARRETT

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 9th day of June, 2005, before me personally appeared **JEAN GARRETT,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes herein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL

Paula H. Glass
NOTARY PUBLIC
My Commission Expires: 12/5/2005

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $135,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jean Garrett
AFFIANT

Subscribed and sworn to before me this 9th day of June, 2005.

SEAL

Paula H. Glass
NOTARY PUBLIC
My Commission Expires: 12/5/2005

SEND TAX BILLS TO:

Ronald Whitney
1362 Ferne Ave
Cypress, CA 90630

MAIL RECORDED DOCUMENT TO:

same