REC 15
BOX 47

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 07/13/05 10:43 2 pgs
Fees:13.00 Taxes:521.70
20050713-0081064

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

MARIAN S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 11 day of July, 2005.

Notary Public
My commission expires: 02-04-07

15-0506-150352

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jarrod Whipker	U.S. Bank Home Mortgage	064-16-0-D-
1724 Stone Hollow Court	P.O. Box 2400	047.00CO
Hermitage TN 37076	Paducah, KY 42002	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laletta Y. Barbour, now Smith, married,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Jarrod Whipker and wife, Kelly Whipker,** hereinafter called the Grantees, their successors and assigns, 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. 226, on the Plan of Section One Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laletta Y. Barbour, unmarried by deed from Beazer Homes Corp., D/B/A Phillips Builders, dated May 31, 2001, of record in Instrument No. 20010605-0058842, Register's Office for Davidson County, Tennessee.

Samuel E. Smith, husband of Laletta Y. Smith, joins in this conveyance to convey any marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1724 Stone Hollow Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11 day of July, 2005.

Laletta Y. Barbour Smith

Samuel E. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laletta Y. Barbour Smith and Samuel E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 11 day of July, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON