Davidson County DEEDWARR
Recvd: 07/13/05 10:45 2 pg
Fees:13.00 Taxes:444.00
20050713-0081066

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $120,000.00.

David Webber
Affiant

Subscribed and sworn before me this the 6th day of July, 2005.

Notary Public
My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Patricia White	New Owner	084-11-0 126.00
2315 Dennywood Drive		
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matt Alan Waller and Erin M. Waller f/k/a Erin M. Cusion, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Patricia White,~~ *Patricia G. White and husband, John A. White, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 255 on the Map of Maplecrest Subdivision, as of record in Book 1835, Page 27 and 28, REgister's Office for Davidson County, Tennessee, said Lot No. 255 fronts 80 feet on the Southerly margin of Dennywood Drive and extends back between lines 181 feet on the westerly line and 177.1 feet on teh Easterly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Matt A. Waller and Erin M. Cusion by deed from John J. Palmer and wife, Carol V. Palmer, dated June 28, 2002, of record as Instrument No. 20020627-0077676, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 2315 Dennywood 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 8th day of July, 2005.

Matt Alan Waller
Matt Alan Waller

Erin M. Waller Erin M. Cusion
Erin M. Waller f/k/a Erin M. Cusion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matt Alan Waller and Erin M. Waller f/k/a Erin M. Cusion, 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 and official seal this 8th day of July, 2005.

My commission expires:

11/22/08

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public