40-A

Davidson County DEEDWARR
Recvd: 07/14/05 15:35 2 pgs
Fees:13.00 Taxes:1480.00
20050714-0082019

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Timothy R. Webb
Elizabeth C. Webb
899 Robertson Academy Road
Nashville, TN 37220

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 132-13
PARCEL 84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William Parks and wife, Nancy W. Parks**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Timothy R. Webb and wife, Elizabeth C. Webb**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 42 on the unrecorded Map known as Oakhill Valley Subdivision, and described according to a preliminary survey made by S.E. Davis, Surveyor, March 22, 1950, as follows:

Beginning at a point in the south margin of Robertson Academy Road at the corner of Lots Nos. 41 and 42; thence with the line between said lots, southerly 283.26 feet to the north line of Lot No. 22; thence with the north line of Lots Nos. 22 and 21, easterly 160.1 feet to the corner of Lot No. 43; thence with the line between Lots Nos. 42 and 43, northerly 281.26 feet to the south margin of Robertson Academy Road; thence with the margin of the same, westerly 160 feet to the point of beginning.

Being the same property conveyed to Clay C. Whitelaw and wife, Dawn E. Whitelaw, and Nancy W. Parks and husband, William Parks, by deed dated December 1, 1992, from Martha C. Whitelaw, of record in Book 8840, page 4, said Register's Office. The said Clay C. Whitelaw and wife, Dawn E. Whitelaw, conveyed their interest in the property to William Parks and wife, Nancy W. Parks, by QuitClaim Deed dated July 1, 2004, of record in Instrument No. 20040701-0078435, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 899 Robertson Academy Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 13th day of July, 2005.

William Parks

Nancy W. Parks

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William Parks and Nancy W. Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of July, 2005.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me
this 13th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009