THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

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

SEND TAX BILLS TO:
Chase Bank USA
1400 E. Newport Center Drive
Deerfield Beach, FL 33442

Davidson County DEEDWARR
Recvd: 08/03/05 10:22 2 pgs
Fees:13.00 Taxes:340.40

20050803-0090873

MAP PARCEL NUMBERS--108-16-0-63.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of August, **2005**, by and between **Chris Black**, unmarried, party of the first part, and **Monica White**, party of the second part,

WITNESSETH: That for and in consideration of **$92,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 48A of the Zone Lot Division of Lot No. 48 on the Plan of Percy Priest Woods, Section 2 of record in Plat Book 6250, page 127, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Chris Black, unmarried, by Warranty Deed from Dirk R. Chupp, of record in Book 9787, page 702, dated 9-5-95, and recorded 9-7-95, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6250, page 127, amending Plat book 5800, page 259; Restrictions of record in Book 6020, page 270, Book 5984, page 865, Book 6353, page 307 and in Book 6250, page 127; and any and all restrictsion, zoning regulations, setback lines, right of ways, easements, etc. all of record in the Register's Office, Davidson County, Tennessee.

The above referenced legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 1417 Timber Valley Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Chris Black by Sharon Doss attorney in fact

Chris Black by Sharon Doss, his attorney in fact

STATE OF TENNESSEE, DAVIDSON **COUNTY ss:**

Personally appeared before me, the undersigned, a Notary Public, **Sharon Doss,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he she is the attorney-in-fact for **Chris Black,** under a power of attorney as recorded in Book 4, page _____, and is authorized by **Chris Black** to execute this instrument on behalf of **Chris Black.** # 20050803-0090872

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

Notary Public

My Commission Expires: 1-27-07

[SEAL]

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$92,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 day of August, **2005.**

NOTARY PUBLIC

My commission expires: 1-27-2006

ROBBIN TEASLEY ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILSON

PROPERTY ADDRESS:
1417 Timber Valley Drive
Nashville, TN 37122

Name and address of new owner:

1417 Timber Valley Drive
Nashville, TN 37122