REALTY TITLE 15
Box 48A

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

Davidson County DEEDWARR
Recvd: 08/16/05 11:49 2 pgs
Fees:13.00 Taxes:316.35
20050816-0096924

**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 $85,500.00**

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

**Affiant**

**Subscribed and sworn to before me, this 12 day of August, 2005.**

**Notary Public**
**My commission expires:** 9-16-07

**15-0508-150418**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Edie E. Keith<br>1001 Rachels Square<br>Hermitage TN 37076 | FMF Capital LLC<br>25800 Northwestern Hwy #875<br>Southfield, MI 48075 | 75-11-0-159 |

## 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, **James Darrell White and wife, Anna Randolph White**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edie E. Keith, unmarried**, hereinafter called the Grantee, her 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. 81-A, on the Plan of Zone Lot Division of Lot No.'s 80 thru 101 and 103 thru 107, Rachels Square, Section 2, of record in Book 6250, Page 542, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Darrell White and wife, Anna Randolph White, as tenants by the entirety by Quitclaim Deed from James Darrell White, dated July 8, 2003, of record in Instrument No. 20030714-0098241, Register's Office for Davidson County, Tennessee.

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 1001 Rachels Square, 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 Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee 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 Grantee, her 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 12 day of August, 2005.

James Darrell White

Anna Randolph White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Darrell White and Anna Randolph White, 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 12 day of August, 2005.

Notary Public
State of Tennessee at Large

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 9-16-07