| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value whichever is greater, for this transfer, is $ 227,500.00 .<br><br>Subscribed and sworn to before me, this the 15th day of AUGUST 2005.<br><br>Notary Public<br>My Commission expires: 5/23/09 |
|---|---|

THIS INSTRUMENT WAS PREPARED BY
Ronald H. Bice, Jr., Attorney, 4515 Harding Road, Suite 103, Nashville, TN 37205

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBER |
|---|---|---|
| Vanessa England, et al. | Same as new owner | 104-13-A |
| 401 Bowling Ave., #23 | | 19 |
| Nashville, TN 37205 | | |

Davidson County DEEDWARR
Recvd: 08/18/05 12:37 2 pgs
Fees:13.00 Taxes:841.75

20050818-0098487

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **VANESSA ENGLAND AND DONNA MONTAVON**, hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **RITA WHITFIELD**, unmarried, has this day bargained and sold, and does hereby transfer and convey unto the said **VANESSA ENGLAND AND DONNA MONTAVON**, Grantees herein, their heirs, successors and assigns, Grantor's entire interest in a certain condominium apartment in Davidson County, Tennessee, as follows:

> Land in Davidson County, being Building Site No. 19 on the Plan of Richmeade Place, Section I, as of record in Book 4860, page 44, Register's Office for Davidson County, Tennessee, reference to which plat reference is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owner's Association, Inc., a not for profit corporation of the State of Tennessee, and all obligations and privileges there unto belonging or in anywise appurtaining to said membership.
>
> Being the same property conveyed to **RITA WHITFIELD** by deed from Anna Ley Ingraham, unmarried, and Sherry Charlene Oates, unmarried, in Book 6202, page 574, Register's Office for Davidson County, Tennessee.

This is improved property known as 401 Bowling Avenue, Unit #23, Nashville, Tennessee 37205.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 15th day of August, 2005.

Rita Whitfield

**RITA WHITFIELD**

**STATE OF TENNESSEE)**

**COUNTY OF DAVIDSON)**

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, ~~VANESSA ENGLAND AND DONNA HOMERMON~~, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Rita Whitfield
RWA

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2005.

Ronald H. Bice Jr.

NOTARY PUBLIC

My commission expires: 9-24-05

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN