THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24586-08-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Hilda L. White Affiant Subscribed and sworn to before me this 19th day of August, 2005. Christina M. Read Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Hilda L. White 1411 Lewis Road Madison, TN 37115	**Send Tax Bills To:** Cumberland Bank 810 Crescent Centre Drive Franklin, Tennessee 37067	**Tax Information:** Map No.051.10-0D Parcel No. 113.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LeRoy White and Margaret M. White, Husband and Wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hilda L. White, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1411 Lewis Road, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of August, 2005.

LeRoy White

Margaret M. White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **LeRoy White and Margaret M. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/24/05 16:11 2 pgs
Fees:13.00 Taxes:462.50

20050824-0101257

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.. B, together with the appurtenant interest in the common elements of Oakland Trace Condominiums, Section II, a horizontal property regime established by Master Deed, of record in Book 7111, page 295, amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the amendment to the aforementioned Master Deed in Book 7302, page 648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LeRoy White and Margaret M. White, husband and wife by deed dated July 12, 2004 from Anita W. Roberts, a single woman of record in Instrument No. 20040719-0085797, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Dedication of common area to Oakland Trace Condominiums Homeowners Association, Section II of record in Book 7129, page 382, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Oakland Trace Condominiums, Section II, Homeowner's Association of record in Book 7130, page 558 and in Book 7141, page 875, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Oakland Trace Condominiums Section II, of record in Book 7111, page 295, and amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6200, page 447, and amended in Book 6200, page 558, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6827, page 442, Register's Office for Davidson County, Tennessee.