Davidson County DEEDWARR
Recvd: 09/08/05 11:22 3 pgs
Fees:18.00 Taxes:691.90

20050908-0108099

This Instrument Was Prepared By:
A & R Title, and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Dawanna B. Bell and Kyle D. Bell Wife and Husband,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Joseph B. White Jr. and wife, Kathy Ann White** (hereinafter referred to as "Grantee") their heirs **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Property located at 609 Casey Place, Hermitage, TN 37076 County of Davidson

A certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 22, on the plan of Phase Two, Section Four, Brookside Woods, a Planned Unit Development, of record in Instrument No. 20000811-0079778, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate description.

Being the same property conveyed to Dawanna B. Bell and Kyle D. Bell, wife and husband by deed from NVR, Inc. A Virginia Corporation, Trading as Fox Ridge Homes dated 02/28/02 filed of record in Instrument No. 200203040026976, said Register's Office.

Kyle D. Bell executes this instrument as Attorney in Fact on behalf of Dawanna B. Bell pursuant to the Power of Attorney of record in Instrument Number 20050908-0108098, Register's Office

Subject to all matters appearing on the plan of record in Plat Instrument No. 20000811-0079778, said Register's Office.

Restrictive covenants of record in Book 10444, page 213, Book 11103, page 156, and Book 11453, page 900, said Register's Office.

Sewer and Storm Drainage Easement contained in instrument of record in Book 11256, page 436, and Book 11497, page 577, said Register's Office.

Utility Easement contained in instrument of record in Book 5609, page 627, said Register's Office.

Subject to H.O.A Charter of record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.

Subject o Deed for Common Area of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.

By-Laws of Brookside Woods Homeowners Association of record in Book 10444, page 230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, building setback lines, and any easements, which may be of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Dawanna B. Bell by attorney in fact Kyle D. Bell

Dawanna B. Bell by Attorney in fact Kyle D. Bell

Kyle D. Bell

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kyle D. Bell, to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee
this 31st day of August, 2005.

My Commission Expires: 7/28/07

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said County and State, personally appeared Kyle D. Bell, individual(s) who executed the foregoing instrument on behalf of Dawanna B. Bell as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Dawanna B. Bell.

Witness my hand and official seal this 31st day of August, ~~2003.~~ 2005. DBB

My Commission Expires: 7/28/07

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 187,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of August, 2005

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Notary Public

My Commission Expires: 7/28/07

Tax & Map No.
075-12-B-086

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Joseph B. White Jr. and Wife
Kathy Ann White
609 Casey Place
Hermitage, TN 37076