Davidson County DEEDWARR
Recvd: 09/27/05 15:07 4 pgs
Fees:23.00 Taxes:335.22
20050927-0116131

THIS INSTRUMENT WAS PREPARED BY:
Howard M. Skipworth (#012469)
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by
SELLER or PURCHASER)

RETURN TO:
Howard M. Skipworth
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080-0489

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of September, 2005, by and between ***RONALD STEVEN WHITAKER,*** *A MARRIED MAN,* ***LINDA ROSE aka LINDA SUE ROSE,*** *A MARRIED WOMAN,* ***JANICE THOMAS aka JANICE MARIE THOMAS,*** *AN UNMARRIED WOMAN,* ***KIM WYNONA WHITAKER aka KIM BUTLER,*** *A MARRIED WOMAN,* ***ROGER ALLEN WHITAKER aka ROGER WHITAKER,*** *AN UNMARRIED MAN, and* ***NANCY WHITAKER BARTON,*** *A MARRIED WOMAN, SOLE HEIR OF* ***HOWARD LEE WHITAKER,*** who died intestate on 27 October 2003, hereinafter called Grantors, and ***RONALD STEVEN WHITAKER,*** *A MARRIED MAN,* hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, ***RONALD STEVEN WHITAKER,*** *A MARRIED MAN, AN UNDIVIDED 16.666% interest,* ***LINDA SUE ROSE,*** *A MARRIED WOMAN, AN UNDIVIDED 16.666% interest,* ***KIM BUTLER,*** *A MARRIED WOMAN, AN UNDIVIDED 16.666% interest,* ***ROGER ALLEN WHITAKER,*** *AN UNMARRIED MAN, AN UNDIVIDED 16.666% interest* and ***NANCY WHITAKER BARTON,*** *A MARRIED WOMAN, AN UNDIVIDED 16.666% interest,* Grantors do hereby bargain, sell, transfer and convey unto ***RONALD STEVEN WHITAKER,*** hereinafter referred to as Grantee, his heirs and assigns, all of that certain real estate located in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "*Property*"). This conveyance of the "*property*" and all covenants and warranties contained herein, are made expressly subject to the exception and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 8280 Ellis Drive, Joelton, Tennessee, 37080.

TO HAVE AND HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Ronald S. Whitaker
RONALD STEVEN WHITAKER
Signature of Seller

Tamella Whitaker
TAMELLA WHITAKER
Wife of Ronald Steven Whitaker, Seller

Linda Sue Rose
LINDA SUE ROSE
Signature of Seller

Ray Rose
RAY ROSE
Husband of Linda Sue Rose, Seller

Janice Marie Thomas
JANICE MARIE THOMAS
Signature of Seller

Kim Butler
KIM BUTLER
Signature of Seller

Ray Butler
RAY BUTLER
Husband of Kim Butler, Seller

Roger ALLEN Whitaker
ROGER ALLEN WHITAKER
Signature of Seller

Nancy Whitaker Barton

NANCY WHITAKER BARTON
Signature of Seller

John P. Barton

JOHN BARTON
Husband of Nancy Whitaker Barton, Seller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***RONALD STEVEN WHITAKER*** and ***TAMELLA WHITAKER***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 1st day of September, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***LINDA SUE ROSE*** and ***RAY ROSE***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 1st day of September, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***JANICE MARIE THOMAS***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 1st day of September, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***KIM BUTLER*** and ***RAY BUTLER***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 1st day of September, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***ROGER ALLEN WHITAKER***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 1st day of September, 2005.

Howard M Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF OHIO

COUNTY OF Union

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***NANCY WHITAKER BARTON*** and ***JOHN BARTON***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Union County, this 3 day of September, 2005.

Michael D Thrush
NOTARY PUBLIC
My commission expires: 3/22/09

NOTARY PUBLIC STATE OF OHIO
MICHAEL D. THRUSH
Notary Public, State of Ohio
My Commission Expires Mar. 22, 2009

NAME AND ADDRESS OF PROPERTY OWNERS:
RONALD STEVEN WHITAKER
8272 ELLIS DRIVE
JOELTON, TENNESSEE 37080

PROPERTY ADDRESS:
8280 ELLIS DRIVE
JOELTON, TENNESSEE 37080

PERSON RESPONSIBLE FOR TAXES:
SAME

MAP & PARCEL NO: **Map 8, Parcel 38**

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ***$90,600.00*** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ronald S Whitaker
AFFIANT

Sworn to and subscribed before me
this 1st day of September, 2005.

Howard M Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Upon recording return to:
HOWARD M. SKIPWORTH
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080-0489

EXHIBIT "A"

TRACT NO. 1: Being in the 14th Civil District of said county and state, described according to a survey made by Draper Surveying Service, June 5, 1963, as follows: Beginning on the northerly margin of a 50 foot public road at the southeast corner of the property conveyed to James Whitaker and wife, by deed from F.A. Dickerson and wife, of record, in Book 3829, page 501, Register's Office for said county; thence with said Whitaker's eastern boundary line, north 11 degrees west 600 feet; thence south 85 degrees east 200 feet; thence south 11 degrees east 600 feet to the northerly margin of a 50 foot public road; thence with the same, north 85 degrees west 200 feet to the beginning.

Being the same property conveyed to Mable Whitaker, by Quitclaim Deed from Howard Lee Whitaker, Ronald Steven Whitaker, Linda Sue Rose, Janice Marie Thomas, Kathy Ann Barnes, Kim Wynona Whitaker and Roger Allen Whitaker, of record in Instrument number 2000927-0095614 and 20010608-0060538, Register's Office for DAVIDSON County, Tennessee. The said Mable Whitaker having since died on 07-08-2003, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 03P-1302, and filed in Will Volume No. 5456/1215597, the property vested in her children, Ronald Steven Whitaker, Linda Sue Rose, Janice Marie Thomas, Kim Butler, Roger Allen Whitaker, and child of her deceased son, Howard Lee Whitaker, she being Nancy Whitaker Barton, being all of the Grantors herein.

EXHIBIT "B"

1. This conveyance is being made without a survey or title search.

2. All real property taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (Map 8, Parcel 38).

3. Any and all other matters appearing of record.