03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/18/05 08:18 2 pgs
Fees:13.00 Taxes:462.13
20051118-0139330

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2005.

Notary Public
My commission expires: 6-19-07

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

03-0509-33065

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert W. Whitbeck, Sr. 615 Davis Dr. Brentwood, TN 37027	New Owner	133-12-0-109

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, Steven Welbourn, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Robert W. Whitbeck, Sr., hereinafter called the Grantee, his 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. 63, on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Steven Welbourn by Trustee's Deed dated September 10, 2004, of record in Instrument No. 20040910-0109759, said Register's Office for Davidson County, Tennessee.
>
> Subject property is not now, and never has been, the residence of the grantor.
>
> 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 408 Tampa Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees 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 Grantees, their 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 14th day of November, 2005.

Steven Welbourn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Welbourn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of November, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 6-19-07

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN