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GSRM

Davidson County DEEDWARR
Recvd: 11/21/05 15:20 3 pgs
Fees:18.00 Taxes:296.00

20051121-0140560

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2005. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bobby Ray White, et ux. 2098 Brookside Drive Mt. Juliet, TN 37122	New Owner	064-01-0 117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAY L. EARNHARDT AND WIFE, CHERI M. EARNHARDT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BOBBY RAY WHITE AND WIFE, KIM WHITE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63, Phase Two, Cleveland Hall Subdivision, as shown on the plat of record as Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jay L. Earnhardt and wife, Cheri M. Earnhardt, by deed from Cleveland Hall, LLC, of record as Instrument No. 20030523-0070719, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record as Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11725, page 76, as amended in Instrument No. 20050307-0024504, Register's Office for Davidson County, Tennessee.

3. Charter of Cleveland Hall Homeowner's Association, Inc., of record in Book 11725, page 70, Register's Office for said County.

4. By-Laws of Cleveland Hall Homeowner's Association, Inc., of record in Book 11725, page 110, said Register's Office.

5. Easement to BellSouth Telecommunications, Inc. as set forth in instrument of record in Book 11720, page 325, said Register's Office.

6. Easement to Cumberland Utility District of record in Book 7994, page 173, said Register's Office.

7. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8068, page 524, said Register's Office.

8. Deeds of conveyance to Metropolitan Government of Nashville and Davidson County for water and sewer distribution system of record in Book 8006, page 677, said Register's Office.

9. Easement of record in Book 7844, page 242, said Register's Office.

This is unimproved property known as 1444 Station Four Lane, Old Hickory, TN 37138.

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 and assigns, forever; and we covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of November, 2005.

Jay L. Earnhardt

Cheri M. Earnhardt

Cheri M. Earnhardt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAY L. EARNHARDT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of November, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHERI M. EARNHARDT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of November, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007