This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Bradley W. Whitfield
1919 Ashwood Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:
Middle Tennessee Bank & Trust, a Greene County Bank Office
1915 Glen Echo Road
Nashville, TN 37215

MAP **104-16**
GROUP
PARCEL **116**

Davidson County DEEDWARR
Recvd: 11/30/05 08:29 2 pgs
Fees:13.00 Taxes:629.00
20051130-0143662

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Melvin Thomas Schafer, Jr. and wife, Nina Schafer,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Bradley W. Whitfield, unmarried**, hereinafter called the "GRANTEE", his heirs 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 the westerly 65 feet of Lot No. 72 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of Lot No. 72 fronts 65 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 175 feet along the easterly margin of 20th Avenue South, to an alley in the rear.

Being the same property conveyed to Melvin Thomas Schafer, Jr. and wife, Nina Schafer by deed from Mary Margaret Bailey, Nina Stinder Schafer and Frances Oldham of record in Instrument no. 20020807-0095049, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1919 Ashwood Avenue, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **22nd** day of **November, 2005.**

Melvin Thomas Schafer, Jr.

Nina Schafer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melvin Thomas Schafer, Jr. and wife, Nina Schafer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of November, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day
of November, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009