This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDWARR
Recvd: 12/15/05 08:00 5 pgs
Fees:28.00 Taxes:262.70
20051215-0150408

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
B. Branan White, II, et al **116 Harding Place, #D-12** **Nashville, TN 37205**	**SAME**	**130-1-A-36**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patricia A. Niederst, Trustee** under an agreement dated April 9, 1997 established by Patricia A. Niederst (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto **B. Branan White, II**, an unmarried individual, **Barry B. White and Cherry H. White**, as joint tenants with right of survivorship (referred to hereinafter collectively as "Grantees"), their heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 116 Harding Place, #D-12, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to sell and convey the same; and that the same is unencumbered, except for (1) county property taxes for future years, liens but not yet due and payable; (2) matters shown on the Plan of record in Book 5200, page 325,

Register's Office for said County; and (3) Master Deed of record in Book 5730, page 27, as amended in Book 6015, page 94, said Register's Office.

AND Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Patricia A. Niederst individually ~~and as beneficiary~~ under the above-referenced Trust dated April 9, 1997, and William C. Niederst, individually and as beneficiary under the Trust dated April 9, 1997, join in the execution of this instrument for the purpose of conveying any interest they have in the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of December, 2005.

Patricia A. Niederst, Trustee

Patricia A. Niederst, Trustee under Agreement dated April 9, 1997, established by Patricia A. Niederst

Patricia A. Niederst

Patricia A. Niederst, individually

William C. Niederst

William C. Niederst, individually and as beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $71,000.00.

B. Branan White II

B. Branan White, II

Subscribed and sworn to before me, this 13th day of December, 2005.

Cheryl N. Howell

NOTARY PUBLIC

CHERYL W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires:

7/29/06

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public in and for said County and State, **Patricia A. Niederst, Trustee Under Agreement with Patricia A. Niederst Dated April 9, 1997**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in her capacity as Trustee of The Agreement with Patricia A. Niederst dated April 9, 1997 and who acknowledged that she executed the same as her free act and deed on behalf of said Trust for the uses and purposes therein set forth.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, on this 13th day of December, 2005.

Cheryl N. Howell

Notary Public

My Commission expires: 7/29/06

CHERYL W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public of the state and county aforesaid, the within named **Patricia A. Niederst** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 2005.

Cheryl N. Howell
Notary Public

CHERYL W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

My Commission expires:

7/29/06

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public of the state and county aforesaid, the within named **William C. Niederst** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 2005.

Cheryl N. Howell
Notary Public

My Commission expires:

7/29/06

CHERYL W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

SCHEDULE A
(Property Description)

Land in Davidson County, Tennessee, being Unit No. D-12 on the Plan of Belle Meade Terrace, of record in Book 5200, pages 325-329, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Patricia A. Niederst, Trustee under Agreement with Patricia A. Niederst dated April 9, 1997, by deed of record in Book 10646, page 38, dated October 4, 1997, said Register's Office.