Davidson County DEEDWARR
Recvd: 03/08/06 14:46 2 pgs
Fees:13.00 Taxes:1117.40

20060308-0027234

# WARRANTY DEED

G-JOHNG-06-2804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7/29/06

JOHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry B. White | Goodmortgage.com | |
| 2804 Blair Blvd (ADDRESS) | 2000 South Boulvevard, Suite 540 (NAME) (ADDRESS) | 104-11-220 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Charlotte, NC 28203 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ISAAC N. SQUYRES AND WIFE, LAURA D. SQUYRES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY B. WHITE AND YVONNE P. WHITE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 OF BLOCK 7, ON THE MAP OF FAIRFAX PLACE REVISED, AS OF RECORD IN BOOK 547, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 12 FRONTS 78 FEET ON THE NORTH SIDE OF BLAIR BOULEVARD AND RUNS BACK BETWEEN LINES, 178.9 FEET ON THE WEST LINE AND 177.65 FEET ON THE EAST LINE, TO A DEAD LINE IN THE REAR WHICH IT MEASURES 78. FEET.

BEING THE SAME PROPERTY CONVEYED TO ISAAC N. SQUYRES AND WIFE, LAURA D. SQUYRES BY WARRANTY DEED FROM TORNE WHITE, AN UNMARRIED PERSON, RECORDED ON THE 22ND DAY OF MAY, 2001 IN INSTRUMENT NO. 20010522-0052867, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 547, Page 33, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved ( X ) property, known as 2804 Blair Blvd, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 28th day of February, 2006.

Isaac N Squyres by Brandon Yarbrough as Attorney in Fact
Isaac N. Squyres by Brandon Yarbrough as Attorney in Fact

Laura D Squyres by Brandon Yarbrough Attorney in Fact
Laura D. Squyres by Brandon Yarbrough as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brandon Yarbrough, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Isaac N. Squyres and Laura D. Squyres and acknowledged that he/she executed the same as the free act and deed of the said Isaac N. Squyres and Laura D. Squyres.

Witness my hand and official seal at Davidson County, Tennessee on this the 28th day of February, 2006.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903