Davidson County DEEDWARR
Recvd: 04/03/06 16:18 2 pgs
Fees:13.00 Taxes:734.45

20060403-0037883

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $198,500.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public
My commission expires: 7-29-06

03-0603-33460

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven Whitlow 1104 Sommersby Court Nashville TN 37221	New Owner	141-07-0-B-159.00CO

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, Christopher Sedita and wife, Mary Ann Sedita, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven Whitlow and wife, Catherine Whitlow, hereinafter called the Grantees, their 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. 161, on the Plan of Somerset Farms, Section 4, Phase 4, a P.U.D., of record in Book 9700, Page 658, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christopher Sedita and wife, Mary Ann Sedita by deed from Somerset Farms, a Tennessee Joint Venture, dated 7-30-99, of record in Book 11605, Page 756, Register's Office for Davidson County, Tennessee.
>
> 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 1104 Sommersby Court, Nashville, TN 37221

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 31st day of March, 2006.

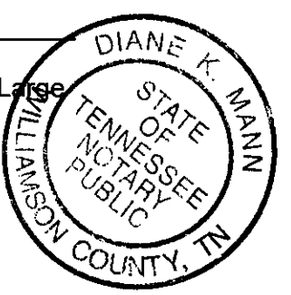
Christopher Sedita Mary Ann Sedita

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 31st day of March, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09