Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/19/06 08:49 1 pgs
Fees:13.00 Taxes:591.63

20060419-0044540

WARRANTY DEED

Preparer's File #-06D0173

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2006.

Notary Public

(Affix Seal)

My Commission Expires: 7/17/06

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Una W. Tilson	Una W. Tilson	83-6-362
507 N. 17th Street	507 N. 17th Street	
Nashville, TN 37206	Nashville, TN 37206	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, MICHAEL EUGENE WHITTINGTON AND MARCIA KAREN WHITTINGTON AND CYNTHIA GAYLE KNOX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto UNA W. TILSON, unmarried 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 the northerly 5 feet of Lot No. 3 and the southerly 45 feet of Lot No. 4 on the Plan of John Shields Subdivision, of Lot No. 6 in W.L. Horn's Spout Spring Tract, as of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.
Said parts of said lots adjoin and front together 50 feet on the easterly side of North 17th, formerly Hughes Street, and runs back between lines 160 feet to an alley. This is improved property known as 507 N. 17th Street, Nashville, TN 37206.

Being the same property conveyed to Michael Eugene Whittington, Marcia Karen Whittington and Cynthia Gayle Knox by Last Will and Testament of Mary B. Nichols filed in Docket No. 99-867 of Probate Court, Davidson County, Tennessee. See also "Executrix's Quitclaim Deed Reserving Life Estate" of record in Instrument No. 20050609-0065826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **507 N. 17th Street, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 our hand(s) this **17th** day of **April, 2006**:

Michael Eugene Whittington

Marcia Karen Whittington

Cynthia Gayle Knox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL EUGENE WHITTINGTON AND MARCIA KAREN WHITTINGTON AND CYNTHIA GAYLE KNOX, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 17th day of April, 2006.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.