Box 13 #11222

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 14:31 2 pgs
Fees:13.00 Taxes:440.30
20060509-0054469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Debra M. Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: July 25, 2009
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James L. Whitson	Wells Fargo Bank, N.A.	**MAP 133-16**
(NAME)	(NAME)	
291 Garry Drive	3480 Stateview Blvd. Attn: X7802-019	**PARCEL 134**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ft. Mill, SC. 29715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bettie L. Mathews** (unmarried) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Whitson**, (married) HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 120 on the plan of Kenilworth Estates, Section One, as of record in Book 2900, page 105 and 106, Register's Office for said County.

Said Lot No. 120 fronts 70 feet on the southerly side of Garry Drive and extends back between parallel lines 136 feet to a dead line.

Being the same property conveyed to William H. Mathews, Jr. and wife, Bettie N. Mathews by Warranty Deed from Walter L. Hall and wife, Mary A. Hall of record in Book 4266, page 715, Register's Office for Davidson County, Tennessee. The said William H. Mathews, Jr. having since died December 14, 1994, thereby vesting title to Bettie N. Mathews, surviving tenant by the entirety.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2900, pages 105 and 106, said Register's Office; (c) Restrictive covenants contained in Book 3103, page 610, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 291 Garry Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 30th day of March, 2006.

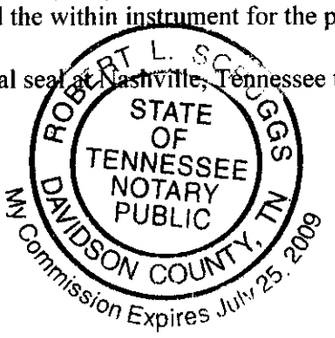
Bettie L. Mathews
Bettie L. Mathews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Bettie L. Mathews the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2006.



Commission expires:

Robert L. Scruggs Notary Public