Davidson County DEEDWARR
Recvd: 05/16/06 09:16 2 pgs
Fees:13.00 Taxes:599.40
20060516-0057118

THIS INSTRUMENT PREPARED BY and RETURN TO:
Skyline Title & Escrow
6200 Baum Dr., #13
Knoxville, TN 37919

----------**Record Data Above**----------

WARRANTY DEED

THIS DEED, made and entered into this the ***May 11 2006,*** by and between ***Matthew P. Cline, single*** hereinafter known as the Party(ies) of the First Part, and ***Bonnie Mitchell*** Single ***and Angel Whittaker*** Single hereinafter known as the Party(ies) of the Second Part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and do/does hereby grant and convey unto the Party of the Second Part, his/her/their heirs and assigns, with covenants of general warranty of title, the following described property located in the ***13th*** Civil District of ***Davidson*** County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin in the southerly margin of Stevens Lane at the northwesterly corner of the property conveyed to Elizabeth M. Arrington by deed from Howard B. Moore and wife, of record in Book 3075, page 326, Register's Office for said County, and running thence along the southerly margin of Stevens Lane, north 84 ° 41' west 76 feet to a point; thence southwardly 430 feet, more or less, to an iron pin at the northwesterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R. B. Beal and wife, of record in Book 2904, page 39, said Register's Office, the said iron pin being also at the northeasterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R. B. Beal and wife, of record in Book 2961, page 163, said Register's Office; thence along the northerly line of the first mentioned Adventists property of record in Book 2904, page 39, said Register's Office, north 80° 15' east 125 feet to the southwesterly corner of the property conveyed to Leo Saad by deed from R. B. Beal and wife, of record in Book 2991, page 464, said Register's Office; thence along Saad's westerly line, north 13° west 200 feet to an iron pin at Saad's northwesterly corner, being also the southwesterly corner of the said property conveyed to Elizabeth m. Arrington by deed of record in Book 3075, page 326, said Register's Office; thence along Arrington's westerly line north 5° 20' east 210.8 feet to the beginning.

Tax ID: 049-00-0-295.00
Property Address: 3503 Stevens Lane, Nashville, TN 37218

Being the same property conveyed to Charles Lee Larue, Jr and Michael Dale Larue, Sr. by Warranty Deed from Phillip Edward Arrington, married dated 07/09/02, filed of record at Instrument Number 20020711-0083708, said Register's Office.

Further being the same property conveyed to Matthew P. Cline, unmarried by Warranty Deed from Charles Lee Larue, Jr. and Michael Dale Larue, Sr. dated 11/18/05 and recorded 11/22/05, filed of record at Instrument Number 20051122-0141238, said Register's Office

The above legal description is the same as the last Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, easements, building setback lines and conditions of record in the Register's Office for Davidson County, Tennessee

SUBJECT TO the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for said County and State.

THIS PROPERTY IS SUBJECT TO all applicable easements, permissive use agreements and restrictions of record in the ***Davidson*** County Register of Deeds' Office. Also conveyed are all rights in and to any and all applicable easements and permissive use agreements of record at the Register of Deeds Office for ***Davidson*** County, Tennessee.

THE PREPARER OF THIS DEED HAS NOT SEARCHED THE TITLE OF THIS PROPERTY AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

Tax ID #: *049-00-0-295.00*

TO HAVE AND TO HOLD unto the Party of the Second Part, his/her/their heirs and assigns, forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

It is expressly agreed by the party hereto that all taxes for the year ***2006***shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantor: _____
Matthew P. Cline

STATE OF TENNESSEE:
COUNTY OF ~~Knox~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor ***Matthew P. Cline*** with whom I am personally acquainted and who acknowledged that ~~he~~/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the **11th day of May 2006**

My commission expires: _____

_____
Notary Public

JONATHAN D. NEWBERRY NOTARY PUBLIC AT LARGE KNOX CO., TENN
MY COMMISSION EXPIRES: 09-03-07

STATE OF TENNESSEE:
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ***$162000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the **11th day of May 2006**

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the **11th day of May 2006**

My commission expires: 4/8/09

_____
Notary Public

NANCY SUE HANKINS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Bonnie Mitchell and Angel Whittaker
3503 Stevens Lane
Antioch, TN 37218

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE