B:K8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/19/06 14:43 2 pgs
Fees:13.00 Taxes:751.10
20060519-0059315

W & I Ref:(_____) Title No: 47825
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy R. Weaver 305 Bramblewood Drive Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 1470501200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron Patrick Rathbone and spouse, Tracy D. Rathbone**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy R. Weaver** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Section Six Crieve Hall Estates of record in Book 2331, page 1 and 2 Register's Office for said County.

Said Lot No. 435 fronts 100.0 feet on the southerly margin of Bramblewood Drive and extends back 210.9 feet on the westerly line and 197.4 feet on the easterly line to a broken line in the rear, measuring 115.8 feet thereon.

Being the same property conveyed to Aaron Patrick Rathbone and wife, Tracy D. Rathbone by deed from Sandra E. Tidwell Jackson formerly Sandra K. Tidwell of record in Doc. No. 20030825-0123256, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Pages 1 and 2, said Register's Office, which Plan shows an 80 foot minimum building setback line from Bramblewood Drive and a 10 foot easement for public utility purposes along the rear and easterly side lines of said lot.

This is improved property, known as: 305 Bramblewood Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 2006.

Aaron Patrick Rathbone

Tracy D. Rathbone

State of TENNESSEE
County of DAVIDSON

On this 18th day of May, 2006 , before me the undersigned authority, personally appeared Aaron Patrick Rathbone and Tracy D. Rathbone , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Sworn and subscribed before me this the 18th day of May, 2006

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public