Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44643

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/06 07:58 2 pgs
Fees:13.00 Taxes:822.88
20060606-0066459

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$222,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-7-9

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
PATRICK HENSON **5532 Seesaw Road** **Nashville, TN 37211**	**SAME**	**172-12-B-57** **6D 77710**

FOR AND IN 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, MARY EMILY WHITCOMB, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK HENSON and MELLISSA HENSON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, page 6 and Book 7900, pages 287 and 288, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Emily Whitcomb, Unmarried, by deed from Ralph David Lollar and wife, Clarinda K. Lollar, of record in Book 9996, page 985, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 8069, Page 170 and in Book 8372, page 901, said Register's Office; By-Laws of record in Book 8071, page 531, said Register's Office; Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 520, said Register's Office; Open Space conveyed to Bradford Hills Homeowners Association of record in Book 8154, page 304, said Register's Office; deeds of conveyance for sanitary sewers of record in Book 8377, page 769 and in Book 8377, page 808, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as **5532 Seesaw Road, 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 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 31st day of May, 2006.

MARY EMILY WHITCOMB

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY EMILY WHITCOMB, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 7-19-08

ROBERT M. LOPEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE