Box for 31-0 (BCCB)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
J. Richard White and wife, Deborah White 2125 Sadler Avenue Nashville, Tennessee 37210	**Map 106-13-0 Parcel 141.00**	**SAME**

Davidson County DEEDWARR
Recvd: 07/10/06 16:10 3 pgs
Fees:18.00 Taxes:331.15
20060710-0082777

This instrument prepared by: BOULT, CUMMINGS, CONNERS & BERRY, PLC
1600 Division Street, Suite 700, Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David M. Wilson and wife, Carol A. Wilson** (collectively the "Grantor"), have bargained and sold, and by these presents do transfer and convey to **J. Richard White and wife, Deborah White,** (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Sumner County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year prorated at closing and assumed by Grantee.

2. All matters on the plan of record in Book 332, page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as **2125 Sadler Avenue, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. The Property is being conveyed from Grantor to Grantee "as is" with no warranty or representation made by Grantor as to the condition of the Property, except to title.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,500.00.

RWA

Affiant

Subscribed and sworn to before me this 10th day of July, 2006.

Diane L. Abbott

Notary Public

My Commission Expires: 9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of July, 2006.

David M. Wilson

Carol A. Wilson

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David M. Wilson and wife, Carol A. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 10th day of July, 2006.

Notary Public

My Commission Expires:
9-19-09

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

EXHIBIT A

(Legal Description)

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

Being Lot Number 62 on the Plan of Sadler Place which plan is of record in Book 332, page 31, Register's Office for Davidson County, Tennessee. Said Lot Number 62 fronts 50 feet on the West side of Sadler Avenue and runs back between parallel lines 165 feet to a 10 foot alley in the rear.

Being the same property conveyed to David M. Wilson by deed from Federal Home Loan Mortgage Corporation of record as Instrument No. 20050302-0022776, Register's Office for Davidson County, Tennessee.