Davidson County DEEDWARR
Recvd: 09/26/06 08:20 3 pgs
Fees:18.00 Taxes:14.80
20060926-0118773

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Barry Leslie Minton<br>1225 Sequoya Trail<br>Columbia, TN 38401 | Same as New Owner | Map 52-5<br>Parcels 154 and 155 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WHITT'S AUTO SALES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto BARRY LESLIE MINTON, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two Lots located in Davidson County, Tennessee, described as follows:

Land located in Davidson County, Tennessee on Harvard Avenue, being Lot Number 47 of Power and Roth Madison Park Blk-K, Field Book Number 11 D-19870-71505, Map and parcel Number 52-5-154, said lot being 50 feet by 110 feet.

BEING the same property conveyed to Whitt's Auto Sales, Inc. by Quitclaim Deed from Leslie E. Smith of record in Book 7477, page 707, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property located in Madison, TN 37115.

Land located in Davidson County, Tennessee on Harvard Avenue, being Lot Number 48 of Power and Roth Madison Park Blk-K, Field Book Number 11 D-19870-71510, Map and parcel Number 52-5-155, said lot being 50 feet by 110 feet.

BEING the same property conveyed to Whitt's Auto Sales, Inc. by Final Decree Confirming Sale filed and entered on October 20, 1986 in Tax Book 25, page 50, Chancery Court for Davidson County, Tennessee, and filed for record in Book 7045, page 745, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the said Final Decree.

This is unimproved property located in Madison, TN 37115.

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, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which will be paid, in full, without proration, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 974, page 38, said Register's Office.

3. Subject to any and all matters relating to Cumberland River, including the rules and regulations of the U. S. Corps of Engineers and the easements concerning same.

And, the GRANTOR does further covenant and bind itself, its successors or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Notwithstanding, the GRANTOR makes no representations or warranties concerning the existence of Harvard Avenue or the right of access to the above described lots from any street, it being understood that the GRANTEE will gain access to each of the said lots through adjoining properties owned by the GRANTEE.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

WHITT'S AUTO SALES, INC.

BY: _____
RUBY J. WHITT, President

"GRANTEE"

_____
BARRY LESLIE MINTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY LESLIE MINTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of September, 2006.

_____
NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUBY J. WHITT, with whom I am personally acquainted and who acknowledged herself to be the President of WHITT'S AUTO SALES, INC., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as President.

WITNESS my hand, at office, this the 25th day of September, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $4,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of September, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE