Davidson County DEEDWARR
Recvd: 10/17/06 10:55 2 pgs
Fees:13.00 Taxes:447.70
20061017-0128792

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,999.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this October 13, 2006.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dawn K. Whitley
407 Pitts Ave.
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
~~NEW OWNER~~
Taylor, Bean, Whitaker Mtg. Corp.
417 No. Magnolia Avenue
Ocala, FL 34475

MAP-PARCEL NUMBERS:

05316007300

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brent Vicars and wife, April Vicars hereinafter referred to as Grantors, hereby transfers and conveys to Dawn K. Whitley, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain lot or parcel of land in the 4th Civil District of Davidson county, Tennessee, being part of Tract No.10 on the unrecorded plan of the Life and Casualty Insurance Company's Subdivision, Described as follows:

Beginning on the westerly margin of Pitts Avenue at a point 300 feet south of the southerly margin of the right of way of the Tennessee Central Railroad; thence with the westerly margin of said avenue southwardly 65 feet; thence westwardly and parallel to the southerly margin of said right of way 275 feet; thence northwardly and parallel to the westerly margin of Pitts Avenue 65 feet; thence eastwardly 275 feet to the beginning.

Being the same property conveyed to Brent Vicars and wife, April Vicars by Warranty Deed from Brian W. Feeney, a single person of record in Instrument No. 20030708-0093474, Register's Office for Davidson County, Tennessee, dated 6/30/03.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006 are due. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 407 Pitts Ave., Old Hickory, TN 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 October 13, 2006.

Brent Edward Vicars by J. Edward Campbell, Attorney-in-Fact

Brent Vicars
By: J. Edward Campbell, Attorney-in-Fact

April Vicars by Brenda Tuck Campbell, Attorney-in-Fact

April Vicars
By: Brenda Tuck Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Edward Campbell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Brent Vicars for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Brent Vicars, and is authorized by him to execute this instrument on his behalf.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brenda Tuck Campbell, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of April Vicars for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for April Vicars, and is authorized by her to execute this instrument on his/her behalf.

Notary Public

My Commission Expires: 10/10/09

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