WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/06 09:03 2 pgs
Fees:13.00 Taxes:444.00

20061130-0147630

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Jennifer A. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November 2006.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

WARREN F. GRISSOM NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel B. Oldham	SAME	58.11-127.00
(NAME)	(NAME)	
219 Robin Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Carmelita Whitlow and husband, Joe E. Whitlow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel B. Oldham, married, HEREINAFTER CALLED THE 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 167 on the plan of Section 2, Royal Hills, of record in Book 4660, page 122, Register's Office for said County.

SAID Lot No. 167, which is a corner lot, fronts 68.00 feet on the westerly margin of Hodge Circle and fronts 94.32 feet on the northerly margin of Hodge Court, said frontages being joined by a curve having a length of 34.96 feet, and extends back 110.46 feet on the westerly line and 132.59 feet on the northerly line to a point of intersection.

Being the same property conveyed to Zelotes W. Pope et ux Mattie L. Pope, by deed from James Hale and Doyle Kinslow (a partnership) d/b/a Hale & Kinslow, dated August 23, 1976, recorded August 24, 1976, in Book 5061, page 622, Register's Office for Davidson County, Tennessee. The said Zelotes W. Pope having since died, leaving Mattie L. Pope, as surviving tenant by the entirety. Mattie L. Pope died intestate on April 28, 1995, leaving a daughter, Carmelita Whitlow, as her sole heir at law. See Affidavit of Heirship of record in Book 9859, page 683, said Register's Office.

Being the same property conveyed to Carmelita Whitlow and husband, Joe E. Whitlow, as tenants by the entireties, by Quitclaim Deed from Carmelita Whitlow, recorded January 5, 2000, in Instrument No. 200001050001163,Register's Office for Davidson County, Tennessee.

* Daniel B. Oldham is married, however Subject Property will not serve as principal residence for Daniel B. Oldham or any member of his family.

unimproved

This is improved ✓ property, known as 124 Hodge Court, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21 day of November, 2006.

Carmelita Whitlow

Joe E. Whitlow

STATE OF FLORIDA)

COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carmelita Whitlow and husband, Joe E. Whitlow, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hillsborough Florida, this 21 day of November, 2006.

SONDRA PODOLSKY
Notary Public - State of Florida
My Commission Expires Sep 8, 2008
Commission # DD 476579
Bonded By National Notary Assn.

NOTARY PUBLIC

My Commission Expires: Sept 8, 2008