Davidson County DEEDWARR
Recvd: 12/05/06 15:01 3 pgs
Fees:18.00 Taxes:399.60
20061205-0150224

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of December, 2006, by and between AEOLIA L. WHITAKER, UNMARRIED, hereinafter called Grantor, and PATRICK WEBB and BRITTANY WEBB, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, AEOLIA L. WHITAKER, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto PATRICK WEBB and BRITTANY WEBB, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2512 SOLON DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Aeolia L. Whitaker

AEOLIA L. WHITAKER
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, AEOLIA L. WHITAKER, UNMARRIED, the within named 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, at Nashville, Tennessee, **this** 4th **day of December, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: 1/26/08

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

PATRICK WEBB and BRITTANY WEBB

2512 SOLON DRIVE
NASHVILLE, TN 37206

Property Address:

2512 SOLON DRIVE, NASHVILLE, TN 37206
Person Responsible for Taxes:

PATRICK WEBB
7313 AUTUMN CROSSING WAY
BRENTWOOD, TN 37027

Map & Parcel #: MAP 83-4, PARCEL 56

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $XXXXXXXX* which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

* $108,000.00

Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of **December, 2006.**

Notary Public

My Commission Expires: 11/22/08

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/22/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7939

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northwesterly margin of Solon Drive at the common corner of Lots Nos. 47 and 48; thence with the line between said lots, Northwesterly 224.2 feet to a pint in the Easterly line of Lot No. 77, thence with the line between Lots 47 and 77, Northerly 88.7 feet to a point in the Southerly line of Lot 119; thence with the line between Lots 47 and 119; Southeasterly 124 feet to a concrete monument; thence South 2 deg. 28' West 169.6 feet to a concrete monument in the Northwesterly margin of Solon Drive; thence with the margin of the same, Southwesterly 48.2 feet to the beginning.

Being the same property conveyed to AEOLIA L. WHITAKER, by Quitclaim Deed from Karen W. Myers, Leslie W. Miller and Jodye W. Townes Morton, of record in Instrument Number ~~X~~ 20061205-0150223 .Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 83-4, PARCEL 56).
2. All matters as set forth on the Plan of record in Plat Book 1835, Page 26, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.