THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Jason Gwaltney
2503 Solon Drive
Nashville, TN 37206

Send Tax Bills To:
Same

Map & Parcel Nos.:
083-04-0-158.00

Davidson County DEEDWARR
Recvd: 02/26/07 14:56 2 pgs
Fees:13.00 Taxes:381.10
20070226-0023815

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$103,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Whitworth Real Estate, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Gwaltney**, (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 42 on the plan of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 130 feet on the southeasterly side of Solon Drive and runs back between lines 139.1 feet on the easterly line and 99.7 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Whitworth Real Estate, Inc., by deed from Janice C. Skeggs, Executrix of the Estate of Ruby Mai James, on January 16, 2007, of record in Instrument Number 20070117-0006658, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2007** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 23rd day of ~~January,~~ February **2007**.
KW

GRANTOR:

Whitworth Real Estate, Inc.

By: Kirk Whitworth, President

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$103,000.00**.

Daphne M. Davis

AFFIANT

Subscribed and sworn to before me, this **23rd** day of **February, 2007.**

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

9-22-07

STATE OF TENNESSEE COUNTY OF ~~HAMILTON~~ DAVIDSON

On this 23rd day of February, 2007 before me, appeared **Kirk Whitworth**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President** of **Whitworth Real Estate, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY