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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 26425-03-2007**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 11th day of April, 2007.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

# WARRANTY DEED

| | | |
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| **Address New Owner:**<br>Ramon Jrade, Cathy L. Jrade<br>115 Savoy Circle<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>104-14-0G-128.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda C. Steakley, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramon Jrade and Cathy L. Jrade** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Joseph N. Steakley, spouse of Brenda C. Steakley, hereby joins in the execution of this Instrument to convey any and all marital interest he may have in the subject property.

This is improved property located at 115 Savoy Circle, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 9th day of April, 2007.

Brenda C. Steakley

Joseph N. Steakley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brenda C. Steakley and Joseph N. Steakley**, 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, at office, this 9th day of April, 2007.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/16/07 13:39 2 pg
Fees:13.00 Taxes:2960.00

20070416-0045333

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Whitworth Phase 2, as of record in Book 7900, page 470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph N. Steakley and wife, Brenda C. Steakley by deed dated April 28, 1997 from Whitworth Properties, L.P., a Tennessee Limited Partnership, of record in Book 10431, page 452, Register's Office for Davidson County, Tennessee. Being further conveyed to Brenda C. Steakley by QuitClaim Deed from Joseph N. Steakley of record in Instrument No. 20020604-0067667, said Register's Office.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Whitworth, of record in Book 8026, page 305, amended in Book 8282, page 45; Book 8830, page 249; Book 9778, page 27 and Instr. No. 20020812-0097386, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, page 32, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 470, Register's Office for Davidson County, Tennessee.