Davidson County DEEDWARR
Recvd: 04/17/07 14:26 2 pgs
Fees:13.00 Taxes:895.40

20070417-0045875

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0703056
~~**After Recording please return to:**~~
Venture Title & Escrow, Inc.
3326 Aspen Grove Dr., Suite 160A, Franklin, TN 37067
File No. 07WH0071

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. 07WH0071

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is ~~**$250,000.00**~~ $242,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2007.

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires:

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
John T. Whitney Isabel Whitney 2213 Bryce Cove Nashville, TN 37211-7958	Taylor, Bean & Whitaker Mortgage Corp. 1417 N Magnolia Ave. Ocala, FL 34475	172-15-OA-190.00 190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Jacqueline Teed Friesen and husband Scott Jeffrey Friesen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John T. Whitney and wife, Isabel Whitney,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee,

BEING Lot No. 138 on the Plan of Holt Woods, Section 11, of record in Book 9700, Page 408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jacqueline Teed Friesen and husband Scott Jeffrey Friesen by Warranty Deed from Deborah S. Steed and husband, Timothy O. Steed dated December 17th, 2003 and recorded on January 7th, 2004 as Instrument No. 20040107-0002261, Register's Office for Davidson County, Tennessee.

The source of this legal description is the last recorded Deed of record.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes or 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **2213 Bryce Cv, Nashville, TN 37211-7958**

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, we Jacqueline Teed Friesen and Scott Jeffrey Friesen, sign this Warranty Deed on this the 12th day of April, 2007.

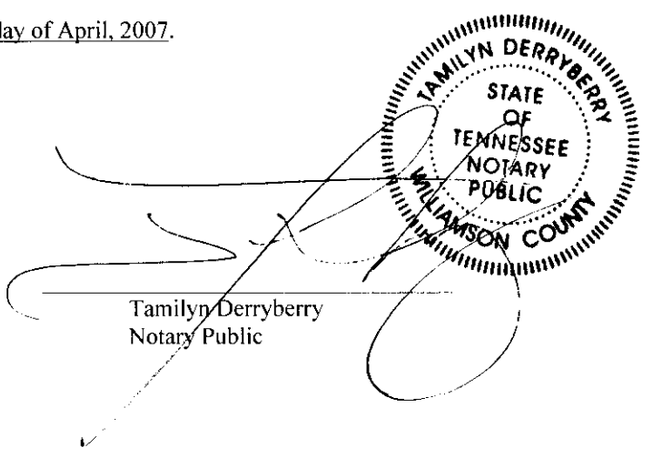
Jacqueline Teed Friesen

Scott Jeffrey Friesen

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline Teed Friesen** and **Scott Jeffrey Friesen,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 11th day of April, 2007.



Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010