Davidson County DEEDWARR
Recvd: 06/22/07 15:55 2 pgs
Fees:13.00 Taxes:2682.50
20070622-0075111

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Leslie M. Oberst 190 Moultrie Park Nashville, TN 37205	First Tennessee Home Loans Post Office Box 7481 Springfield, Ohio 45501	Map:116-08-0H Parcel:190.00 CO
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Raymond C. Whiteaker and Janice M. Whiteaker, Trustees of The Whiteaker Family Trust dated April 1, 2004** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Leslie M. Oberst, a single woman** ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in as follows:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Resubdivision of Lots 189 and 190 of Sugartree, Phase No. 3, Revised, of record in Book 5210, page 213, Revised in Book 5508, page 932 and further Amended in Book 5531, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to R. C. Whiteaker from Dominion Bank of Middle Tennessee by deed dated March 13, 1991, filed for record March 29, 1991 in Book 8319, page 191, Register's Office for Davidson County, Tennessee. Further conveyed to Raymond C. Whiteaker and Janice M. Whiteaker, Trustees of The Whiteaker Family Trust dated April 1, 2004, quitclaim deed of record as Instrument No. 20040521-0059945, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Subject to all matters as shown on subdivision plan of record in Book 5210, page 213, revised in Book 5508, page 932 and amended in Book 5531, page 5, Register's Office for Davidson County, Tennessee; Covenants, conditions and restrictions as set forth in instrument of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and in Book 11758, page 466, Register's Office for Davidson County, Tennessee; Subject to a Sewer Easement of record in Book 3400, page 63, Book 4005, page 367, Book 7061, page 100, Register's Office for Davidson County, Tennessee; Rights of others in and to any common areas and/or elements; Lien for owners' association dues, if any.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 190 Moultrie Park, Nashville, TN 37205.

EXECUTED this 21st day of June, 2007.

The Whiteaker Family Trust dated April 1, 2004

BY: Raymond C. Whiteaker
Raymond C. Whiteaker, Trustee

BY: Janice W. Whiteaker
Janice M. Whiteaker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Raymond C. Whiteaker and Janice M. Whiteaker, as trustees of The Whiteaker Family Trust dated April 1, 2004, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 21st day of June, 2007.

Notary Public

My Commission Expires: 1/26/08

(SEAL)

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.