RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N15103

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15103

Davidson County DEEDWARR
Recvd: 07/16/07 09:53 2 pgs
Fees:13.00 Taxes:624.93
20070716-0084158

Property Address:
2807 Branwood Drive, Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joe E. Vanderpool and wife, Patricia D. Vanderpool A/K/A Patricia Dale Vanderpool**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Martin Hall White and wife, Kay Upchurch White**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for said County, and more particularly described as follows:

Said Lot No. 163 fronts 80 feet on the southerly side of Branwood Drive and extends back between lines, 158 feet on the westerly side, and 148.1 feet on the easterly side to a dead line in the rear on which it measures 80 feet.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a executor's quitclaim deed from Buford Rex Ellis, Executor of the Estate of Mae Belle Ellis, dated March 2, 2000, and recorded March 13, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 200003130025753.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 13th day of July, 2007.

Joe E. Vanderpool {Seal}

Patricia D. Vanderpool By Joe Ensor Vanderpool Jr. her Attorney In Fact {Seal}

PaTricia D. Vanderpool A/K/A Patricia Dale Vanderpool by Joe Ensor Vanderpool, Jr., AIF

State of TENNESSEE
County of Davidson

On this the 13th day of July, 2007, before me, the undersigned officer, personally appeared Joe E. Vanderpool, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and ~~they~~ acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission Expires November 22, 2010

My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of July, 2007, before me personally appeared Joe Endsor Vanderpool, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia Dale Vanderpool as her attorney-in-fact and acknowledged that he/she ~~executed~~ the same as the free act and deed of said Patricia Dale Vanderpool.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 13th day of July, 2007.

My Commission Expires November 22, 2010

NOTARY PUBLIC
My Commission Expires:

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $168,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 12th of July, 2007.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Martin Hall White and Kay Upchurch White
2807 Branwood Drive

Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Tax Parcel ID#: 096-13-0-090.00