PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/06/07 13:49 2 pgs
Fees:13.00 Taxes:803.46
20070806-0093444

W & I Ref:(dm) Title No: 48830
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua L. Whitaker Janet L. Whitaker 8113 Settlers Way Nashville, Tennessee 37221	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 126150A27100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$217,150.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tabitha T. Spencer, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua L. Whitaker and spouse, Janet L. Whitaker** hereinafter called the **Grantee**, Grantee's heirs 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. 70 on the Plan of Section Seven Boone Trace at Biltmore of record in Doc. No. 20011003-0107279, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tabitha T. Spencer, married, by deed from NVR, Inc., T/A Ryan Homes, A Virginia Corporation of record in Doc. No. 20020405-0041873, dated and executed on March 29, 2002 and recorded on April 5, 2002 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20011003-0107279, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001211-0121618, Doc. No. 20010717-0075902 and Doc. No. 20011119-0126852, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8113 Settlers Way, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2007.

Tabitha T. Spencer

State of TENNESSEE
County of DAVIDSON

On this 2nd day of August, 2007 , before me the undersigned authority, personally appeared Tabitha T. Spencer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $217,150.00

Affiant

Sworn and subscribed before me this the 2nd day of August, 2007

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

My Commission Expires: _____

Notary Public