This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/12/07 09:34 3 pgs
Fees:18.00 Taxes:268.25
20071012-0121324

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
David Jones, III **6151 Brentwood Chase Drive** **Brentwood, Tennessee 37027**	**Same**	**059-05-0-017**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Bernice S. White**, an unmarried person (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **David Jones, III**, an unmarried person (hereinafter called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Buena Vista Estates, Section 2, as of record in Plat Book 3842, page 257, Register's Office for said County.

Beginning on the north margin of Buenaview Boulevard at the corner of Lots 111 and 112; thence east with the Boulevard, 102.9 feet to a monument; thence with a curve northerly 38.57 feet to a monument in the west margin of Vistaview Drive; thence with Drive northerly 87.25 feet to a corner of Lot Nos. 112 and 113; thence west along the line of said lots, 126.6 feet to a monument; thence south with the line between Lot Nos. 111 and 112, 103.4 feet to the beginning.

Being the same property conveyed to JAMES D. WHITE, III AND WIFE, ALMA T. WHITE, by deed from H. LYNN GREER, JR., TRUSTEE, of record in Book 4398, page 619, dated February 17, 1970, said Register's Office, the said Alma T. White having since died. And being further conveyed to JAMES D. WHITE, III AND BERNICE S. WHITE, by Quitclaim Deed from JAMES D. WHITE, III, of record as Instrument No. 20030805-0110805, dated July 18, 2003, said Register's Office, James D. White, III having since died on January 4, 2006.

This is improved property commonly known as: **3020 Buenaview Boulevard, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and her heirs, successors and assigns, forever, provided however this conveyance is expressly subject to the following matters: (i) Matters shown on the Plan of record in Plat Book 3842, page 257, said Register's Office, (ii) Right of Way Agreement of record in Book 1357, page 396, said Register's Office, (iii) Restrictive Covenants contained in instrument of record in Book 4322, page 216, as amended in Book 4435, page 90, said Register's Office, (iv) Easement granted to Metropolitan Government of Nashville and Davidson County for Department of Water and Sewerage Services of record in Book 4385, page 481, said Register's Office.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 8th day of October, 2007.

Doris Petway, Attorney In Fact

Bernice S. White
By: Doris Petway, Attorney In Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 8th day of October, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared **Doris Petway** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Bernice S. White** acknowledged that she executed the same as the free act and deed of Bernice S. White.

Abigale L. Pierce
Notary Public
My Commission Expires 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $72,500.00.

Affiant

Sworn to and subscribed before me this
8th day of October, 2007.

Notary Public
My Commission Expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010