THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08070547**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2008. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal State Of Tennessee Notary Public County Of Sumner

WARRANTY DEED

Address New Owner: Jennifer S. Rothrock 5213 Anchorage Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-15 145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Virginia P. Whitaker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer S. Rothrock**, unmarried ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60 ON THE PLAN OF HAILEYWOOD ESTATES, SECTION IV, AS OF RECORD IN BOOK 2330, PAGE 59, R. O. D. C., TENNESSEE. SAID LOT NO. 60 FRONTS A TOTAL OF 150.2 FEET ALONG A SLIGHTLY CURVED LINE ON THE WESTERLY MARGIN OF ANCHORAGE DRIVE, AND EXTENDS BACK 342.5 FEET ON THE NORTHWESTERLY LINE, AND 337.0 FEET ON THE SOUTHERLY LINE, TO A LINE IN THE REAR, ON WHICH IT MEASURES 6.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA P. WHITAKER BY WARRANTY DEED FROM MARCUS A. WHITAKER, RECORDED ON THE 28TH DAY OF AUGUST, 1961 IN BOOK 3278, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Virginia P. Whitaker having died on February 14, 2008, at the age of ninety-eight (98) years. Her Last Will and Testament having been executed on March 10, 2003 and an additional First Codicil to the Last Will and Testament having been executed on October 31, 2004 was admitted to the Seventh Circuit Court for Davidson County, Tennessee, at Nashville as No. 08P-686. Said Last Will and Testament nominated Lila Anne Yates as the Executrix and bequeathed said property to W. David Kilpatrick Jr. and wife, Cindy Kilpatrick.

This is improved property located at 5213 Anchorage Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 07/14/08 14:03 2 pgs
Fees:13.00 Taxes:873.20
20080714-0072109

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2008.

Lila Anne Yates, Executrix
The Estate of Virginia P. Whitaker

W. David Kilpatrick Jr.

Cindy Kilpatrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lila Anne Yates, W. David Kilpatrick Jr. and Cindy Kilpatrick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner