BILL GARRETT, Davidson County
Trans:T20090052185 DEEDWARR
Recvd: 08/03/09 10:30 2 pgs
Fees:13.00 Taxes:590.15
20090803-0072318

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$159,500.00** (One Hundred Fifty Nine Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 17th day of July, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Patrick A. Kemp 509 Whispering Hills Drive Nashville,TN 37211	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, Tennessee 37219	Map 147-15, Parcel 189

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERESA HUSKEY BRITTON AND HUSBAND FREDDY F. BRITTON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PATRICK A. KEMP, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Whispering Hills, Section 1, of record in Book 2331, pages 82 - 84, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Huskey, unmarried by deed from Martha Christine Chadwell, a widow of record in Book 9334, page 834, said Register's Office. Teresa Huskey having since married now known as Teresa Huskey Britton.

Freddy F. Britton, spouse of Teresa Huskey Britton, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage

Teresa Huskey Britton and Theresa Huskey Britton and one and the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **509 WHISPERING HILLS DRIVE** **NASHVILLE,TN37211**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2005

WITNESS, this 17th day of July, 2009

Teresa Huskey Britton

Teresa Huskey Britton

Freddy F Britton

Freddy F. Britton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of July, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Teresa Huskey Britton and Freddy F. Britton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of July, 2009.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2005