BILL GARRETT, Davidson County
Trans:T20100071458 DEEDWARR
Recvd: 11/10/10 10:12 2 pgs
Fees:13.00 Taxes:475.45
20101110-0090319

WARRANTY DEED

R-VRES-10-5324

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Barrett	Freedom Mortgage (NAME)	
5324 Eulala Drive (ADDRESS)	PO Box 8001 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fishers IN 46038 (CITY) (STATE) (ZIP)	162-5-83.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA J. WHITTAKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES BARRETT AND GLENDA BARRETT, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 162, HICKORY VALLEY SUBDIVISION, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 75, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MELBURNE D. WHITTAKER AND WIFE, BARBARA J. WHITTAKER BY WARRANTY DEED FROM RICHARD L. LEWIS AND MARSHA A. LEWIS (NOW MARSHA A. LEWIS PARSONS) AND HUSBAND, ROBERT L. PARSONS, RECORDED ON THE 3RD DAY OF JUNE, 1992 IN BOOK 8642, PAGE 573, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID MELBOURNE D. WHITTAKER HAVING DIED MARCH 18, 2010 LEAVING PROPERTY TO SPOUSE BARBARA J. WHITTAKER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4175, PAGE 75, RESTRICTIVE COVENANTS OF RECORD IN BOOK 4353, PAGE 54 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5324 Eulala Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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

Witness my/our hand(s) this 1st day of November, 2010.

Barbara J. Whittaker by Susan Turner her attorney in fact
Barbara J. Whittaker by Susan Turner
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of November, 2010, before me personally appeared Susan Turner 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 Barbara J. Whittaker and who acknowledged he/she/they executed the same as the free act and deed of the said Barbara J. Whittaker.

Witness my hand and official seal, this the 1st day of November, 2010.

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/16/11

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903