BOOK 11393 PG. 521

Bk 92

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

James E. Blunkall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 99

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. BLUNKALL D/B/A	SAME	72-13-235
(NAME) 5604 Regatta Blvd.	(NAME)	27W-26515
(ADDRESS) Hermitage TN. 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. BLUNKALL D/B/A J.A.B. INVESTMENT PROPERTIES

HEREINAFTER CALLED THE GRANTEES, 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. 49, on the Map of SECTION ONE, JOYWOOD HEIGHTS, not of record, and being more particularly described according to a survey by Z. J. WILKINSON, dated June 12, 1946, as follows:

BEGINNING on the southerly margin of WESLEY AVENUE at the corner of Lot Nos. 48 and 49; thence with the line between said two lots southwardly 196.6 feet; thence westwardly 60 feet to the corner of Lot Nos. 49 and 50; thence with the line between said two lots, northwardly 198.2 feet to the southerly margin of said Avenue; thence with said Avenue, eastwardly 60 feet to the point of BEGINNING.

BEING part of the same property conveyed to MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST, by deed from Gloria W. Lutrell and Mildred W. Davis, Executrixes of the Estate of Hettie Woodroof, Deceased, of record in Book 7115, page 912, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

1603 03/22 0101 03CHECK 85.00

unimproved ( )
This is improved (X) property, known as 976 STROUSE AVENUE, NASHVILLE, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 18th day of March, 19 99

Mildred W. Davis, Trustee
MILDRED W. DAVIS, TRUSTEE

Gloria W. Luttrell, Trustee
GLORIA W. LUTTRELL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED W. DAVIS AND GLORIA W. LUTTRELL AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 18th day of March 19 99

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

05639622

IDENTIF. ↗ REFERENCE

99 MAR 22 AM 11:59

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05639962

IDENTIF. A REFERENCE

99 MAR 22 AM 11:59

REGISTER
DAVIDSON COUNTY, TN

CAMT	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	85.00
CHECK	85.00

03/22/99 01 11:58 0001 1622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440722