Instr:200008220083143 Page: 1 OF 2
REC'D FOR REC 08/22/2000 2:54:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $182.23

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| James Blunkall<br>5609 Regatta Blvd.<br>Hermitage, TN. 37076 | Same as New Owner | Map 87<br>Parcel 105<br>Field Book 4D 11415 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PETER E. KALLA, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JAMES BLUNKALL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of the Hamilton Cartwright Subdivision, as of record in Book 5060, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Peter E. Kalla by deed from Aline Lafever, Harold Boyd Lafever and Lucille Sanderson, heirs-at-law of Willie Lafever, of record in Book 10395, page 800, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4420 Central Pike, Hermitage, TN 37076.

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, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 5060, page 197, said Register's Office.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
Peter E. Kalla
PETER E. KALLA, a single man

"GRANTEE"
James Blunkall
JAMES BLUNKALL

STATE OF South Carolina }
COUNTY OF Washington }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER E. KALLA, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 11th day of August, 2000.

Edward [illegible]
NOTARY PUBLIC

My Commission Expires: October 14, 2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BLUNKALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of August, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $49,250.00.

James Blunkall
Affiant

Sworn to and subscribed before me, this the 16th day of August, 2000.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001