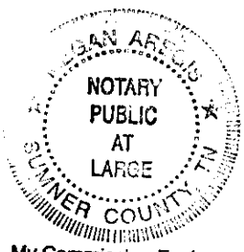
WARRANTY DEED



My Commission Expires
May 8, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

David Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/14/01 11:11 2pgs
Fees:11.00 Taxes:277.50

20010214-0014211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Gregory	David Gregory	MAP 72-14
(NAME)	(NAME)	
1116 Cahal Avenue	109 Bateg Court	PARCEL 36
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Smyrna, TN 37167	27W-27125
(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, **James E. Blunkall and Brenda L. Blunkall d/b/a/ J & B Investment Property**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Gregory and Wife, Sherry W. Gregory**, 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:

BEING Lot No. 12 and 13 Map of N.J. Gibson's Subdivision of Lot No. 2 of the Cahal Plan, as shown by plat of record in Plat Book 161, page 165, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

SAID Lots Nos. 12 and 13 front together 100 feet on the southerly side of Cahal Avenue and run back between parallel lines 248.4 feet on the easterly line of Lot No. 13 and 248.8 feet on the westerly line of Lot No. 12, to an alley in the rear, on which they measure 100 feet.

Being the same property conveyed to James E. Blunkall and Brenda L. Blunkall d/b/a/ J & B Investment Property by Warranty Deed from Eddie Odell Smith, unmarried and Dorothy S. Allen, married, being the only heirs of Gertrude M. Smith of record in Book 11283, Page 793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1116 Cahal 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 hands this 9th day of February, 2001.

James E. Blunkall and Brenda L. Blunkall d/b/a/ J & B Investment Property

By: James E. Blunkall

James E. Blunkall, Partner

Attest: Brenda L. Blunkall
Brenda L. Blunkall, Partner

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared James E. Blunkall and Brenda L. Blunkall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be partners of J & B Investment Property, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal this 9th day of February, 2001.

My Commission Expires: _____ Notary

MEGAN A... NOTARY PUBLIC ... COUNTY
My Commission Expires
May 8, 2004

File Number2101311
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027