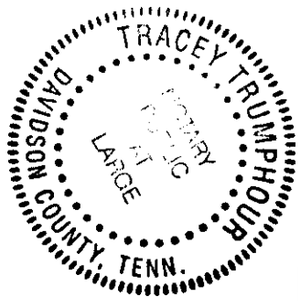
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

James M. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/29/01 09:52 2pgs
Fees:11.00 Taxes:536.50

20010329-0030214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Ferguson | ~~James M. Ferguson~~ Franklin American Mortgage Co. | Map 87 |
| (NAME) 909 Blackjack Court | (NAME) 501 Corporate Centre Drive | Group 1 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Franklin, Tennessee 37067 | Parcel 18 |
| (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,

**Richard Blankenship and Wife, Deborah L. Blankenship**

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Ferguson and wife Amanda G. Ferguson

, 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. 92 on the Plan of New Hope Meadows, Phase II, a Planned Unit Development, as of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard Blankenship, an unmarried person by deed from Danny Lane Wall and wife Carolyn Joyce Wall of record in Deed Book 10000, page 736, Register's Office for said County.

The said Richard Blankenship having since married and is joined in this conveyance by his wife Deborah L. Blankenship.\

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 7557, Page 377; Book 7567, Page 103 and Book 7934, Page 796, Register's Office of said County

ByLaws in Book 7557, Page 356 and re-recorded in Book 7567, Page 106, Register's Office for said County.

Articles of Incorporation for HOA in Book 7525, Page 935, Register's Office for said County.

Subject to Homeowner's Association dues.

Subject to all matters as set forth per Plat Book 6900, Page 724, Register's Office of said County.

unimproved ☐

· This is improved ☒ property, known as 909 Blackjack Court, Hermitage, TN 37076

(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 my/our hand(s) this 27th day of March, 2001.

Richard Blankenship

Deborah L. Blankenship

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Richard Blankenship and Deborah L. Blankenship the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/27/2001

My Commission Expire: 3/03/02

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**File Number2103299**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122