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Davidson County DEEDWARR
Recvd: 01/31/02 15:16 3pgs
Fees:18.00 Taxes:1091.50
20020131-0013894

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Catheryn T. Cobb
Affiant

Subscribed and sworn to before me, this 31st day of January, 2002.

Notary Public

My Commission Expires:

Address New Owner As Follows:

Catheryn T. Cobb
105 Forest Place Circle
Nashville, TN 37215

Send Tax Bills To:

SAME

Map-Parcel Number:

131-05-0-C 105.00CO
7DA 92303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES EDWARD BLANKENSHIP, JR., AS TRUSTEE OF THE CHARLES EDWARD BLANKENSHIP, JR., PERSONAL RESIDENCE TRUST – 1999, AND MADELEINE G. BLANKENSHIP, TRUSTEE OF THE MADELEINE G. BLANKENSHIP PERSONAL RESIDENCE TRUST –1999**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CATHERYN T. COBB**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 105 of Hillsborough Condominiums, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in sasid Master Deed, Plat and Administragive By-Laws, including limiation such units undivided percentage interest in the land and general common elements.

Being the same property conveyed to Charles E. Blankenship, Jr., and Madeleine G. Blankenship, as equal tenants in common, by deed from Joyce Development, LLC, of record in Book 10748, page 107, Register's Office for said County; the property having been vested in Charles E. Blankenship, Jr., and wife, Madeleine G. Blankenship, by Instrument No. 200001050001249, said Register's Office; and one-half interest to Charles Edward Blankenship, Jr., as Trustee of the Charles Edward Blankenship, Jr. Personal Residence Trust - 1999, by quitclaim deed from Charles Edward Blankenship Jr., of record as Instrument No. 200001050001250, Register's Office for Davidson County, Tennessee and the remaining one-half in Madeleine G. Blankenship, as Trustee of the Madeleine G. Blankenship Personal Residence Trust - 1999, by quitclaim deed from Madeleine G. Blankenship, of record as Instrument No. 200001050001251, said Register's Office

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 6566, page 4, said Register's Office.

4. Sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4161, page 814, and at Book 6629, page 484, said Register's Office.

5. A 10 foot utility easement along the northerly rear line as shown on the plan of record in Book 1130, page 7, said Register's Office.

6. Perpetual easement for highway purposes granted to State of Tennessee, of record in Book 4377, page 710 and at Book 4403, page 627, said Register's Office.

7. Deed conveying sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6303, page 601, said Register's Office.

8. Covenants of record in Book 6674, page 583, Register's Office for said County.

9. Storm water detention agreement of record in Book 6702, page 330, said Register's Office.

10. Deed of Conveyance for Water Mains of record in Book 5681, page 534, said Register's Office.

11. Matters shown on the Plan of record in Book 6250, page 669, Register's Office for said County.

12. Rights of others in and to the common elements.

This is improved property known as 11105 Forest Place Circle, Nashville, TN 37215.

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, her heirs and assigns, forever; and it covenants with the said Grantee that it is 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 further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of January, 2002.

CHARLES EDWARD BLANKENSHIP, JR., PERSONAL RESIDENCE TRUST – 1999

By: _____
Charles Edward Blankenship, Jr., Trustee

MADELEINE G. BLANKENSHIP PERSONAL RESIDENCE TRUST – 1999

By: _____
Madeleine G. Blankenship, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Edward Blankenship, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of January, 2002.

_____
Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madeleine G. Blankenship, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of January, 2002.

_____
Notary Public

My Commission Expires: 10/25/07