Davidson County DEEDWARR
Recvd: 02/28/02 14:02 2pgs
Fees:13.00 Taxes:74.00

20020228-0025586

FILE BOX 45

WARRANTY DEED

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

Earl Darnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 20 02

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Darnell (NAME)	New Owner (NAME)	MAP 164
526 Franklin Limestone Rd. (ADDRESS)	(ADDRESS)	PARCEL 148
Nashville, TN 37217 (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, Ronald M. Blakely, Jr. and wife, Mickey L. Blakely

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

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 parts of Lots Nos. 2 and 3 on the Map of Cimmarron Subdivision, being a re-subdivision of Isaac Whitworth's property shown on a copy of a survey thereof made March 3, 1947, by E.R. Southgate, Surveyor, as follows:

Beginning at a point in the center line of Murfreesboro Road, 206.6 feet east of the intersection of the center line of Old Hickory Boulevard being the southeast corner of the property conveyed to Posie L. Golden by deed of record in Book 1681, Page 258, said Register's Office; thence along Golden's East line, north 37 deg. 45 min. east 209.4 feet; thence easterly parallel to the center line of Murfreesboro Road, 80 feet to a point; thence south 37 deg. 45 min. west 209 feet 4 inches to the center line of Murfreesboro Road; thence with the center line of the same westerly 80 feet to the beginning.

BEING the same property conveyed to Ronald M. Blakely, Jr. and wife, Mickey L. Blakely by deed from Zoe G. Blakely, of record in Book 7748, Page 256, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 3908 Murfreesboro Pike, Antioch, TN 37013
(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 26th day of February, 20 02

Ronald M. Blakely, Jr.

Mickey L. Blakely

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 Ronald M. Blakely, Jr. and wife, Mickey L. Blakely

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 26th day of February, 2002.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ 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 _____ 20_____.

My commission expires _____

Notary Public