Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 04/30/02 15:27 3pgs
Fees:18.00 Taxes:321.53
20020430-0053124

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Blunkall and Brenda L. Blunkall D/B/A J & B Investment Property** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and does hereby transfer and convey unto **Robert Christopher Woodard** (hereinafter referred to as "Grantee(s)"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 24 day of APRIL, 2002 ~~2001~~.

J & B Investment Property

By: James E. Blunkall
Its: _____

By: Brenda L. Blunkall
Its: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, J+B INVESTMENT PROPERTY and _____ of with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her/their oath acknowledged himself/herself/theirselves be the PRESIDENTS and the within bargainor, of **J & B Investment Property** and that he/she/they as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation/company.

Witness my hand and official seal, this 24 day of APRIL, 2002.

Notary Public

NOTARY PUBLIC AT LARGE
Comm. exp. 11-30-2002
D. BLYTHE BOND SANDERS III
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$86,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of April, 2002.

Notary Public

BLYTHE BOND SANDERS III
NOTARY PUBLIC AT LARGE
Comm. exp. 11-30-2002
DAVIDSON COUNTY, TENNESSEE

Map and Parcel Numbers: 72-14-10.00

Address of New Owner:
1119 Cahal Avenue
Nashville, TN 37206

Send Tax Bills to:
First Franklin financial
3 Ada St
Irvin CA 92618

6020088

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, as desrcibed as follows, to-wit:

Being Lot No. 10 in E. T. Brown's Subdivision of part of Lot No. 1 on the Cahal Plane as of record in Plat Book 332, Page 84, Register's Office for Davidson County.

Said Lot No. 10 fronts 50 feet on the northerly side of Cahal Avenue and extends back between parallel lines 256 feet, more or less, to an alley.

Being the same property conveyed to James E. Blunkall and Brenda L. Blunkall D/B/A J & B Investment Property from Dorothy Allen, married by Warranty Deed dated 12-13-99 and recorded 12-15-99in Instrument No. 199912150303554, Register's Office for Davidson County.

This conveyance is subject to all matters of record in Plat Book 332, Page 84, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).