Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

John R. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2002.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

File # 3239 Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Phillips	America's Wholesale Lender	72-13-386
(NAME)	(NAME)	
1106 Chester Avenue	155 North Lake Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Pasadena, CA 91109	
(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 John R. Phillips 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 Lot No. 5, on the Map of Chesterfield Place, of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 50 feet on the southerly side of Chester Avenue, formerly Chesterfield Avenue, and runs back 204.7 feet on the easterly line and 205.5 feet on the westerly line, to a dead line, measuring 50.2 feet thereon.

Being the same property conveyed to James E. Blunkall and Brenda L. Blunkall d/b/a J & B Investment Property, by deed of record in Book 11283, Page 828, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1106 Chester 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.

Davidson County DEEDWARR
Recvd: 05/05/02 13:02 2pgs
Fees:13.00 Taxes:318.20

20020605-0068193

Witness our hands this 28th day of May, 2002.

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

By: James E. Blunkall

Brenda L. Blunkall

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary public in and for the state of 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 owners and _____ of J & B Investment Property and that they as such owners and _____ executed the forgoing instrument for the purposes therein contained, by signing the name of J & B Investment Property by themselves as owners and _____.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 2002.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006