Davidson County DEEDWARR
Recvd: 07/17/02 10:20 3pgs
Fees:17.00 Taxes:1389.00

20020717-0085993

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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 $370,000.00. M. Beatty-Eakin **Affiant** Subscribed and sworn to before me, this 15th day of July, 2002. Notary Public My Commission Expires: 5/28/2003

Address New Owner As Follows: Richard Blackett Cheryl Lee Blackett 5935 Post Road Nashville, TN 37205	Send Tax Bills To: Cornerstone Mortgage Escrow Department 1177 West Loop South, Suite 200 Houston, TX 77027	Map-Parcel Number: 116-09-0-082.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES F. DANIELL, JR. AND WIFE, CASSANDRA B. DANIELL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RICHARD BLACKETT AND WIFE, CHERYL LEE BLACKETT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 395 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James F. Daniell, Jr. et ux Cassandra B. Daniell by deed from Robert E. Robeson et ux Julia Robeson of record in Book 5078, page 281, Register's Office for Davidson County, Tennessee.

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 Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictions contained in instrument of record in Book 3250, page 497, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2900, page 117, Register's Office for said County.

This is improved property known as 5935 Post Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of July, 2002.

James F. Daniell, Jr.

Cassandra B. Daniell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES F. DANIELL, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2002.

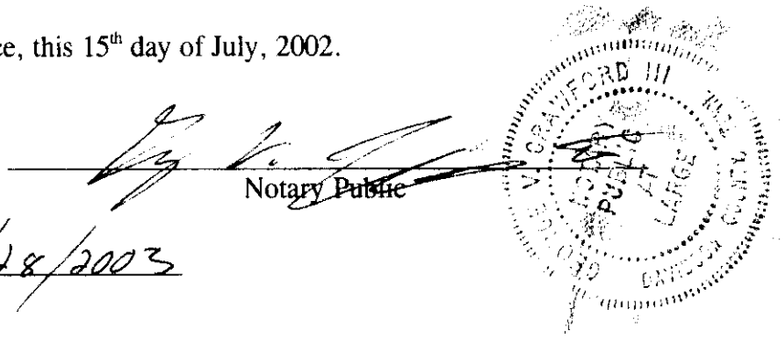
Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CASSANDRA B. DANIELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2002.



Notary Public

My Commission Expires: 5/28/2003