PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: Title No: 43720

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Barbara Ross<br><br>3505 Greenwood Drive<br>Hermitage, Tennessee 37076 | SAME |

**TAX MAP-PARCEL NUMBERS:** 086-14-0-B-161

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$140,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Donna L. Blankenship, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Ross** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, page 738 and 739, Register's Office for said County.

Said Lot No. 171 fronts 35.00 feet on the southerly margin of Greenwood Drive and extends back 127.93 feet on the westerly line and 95.41 feet on the easterly line to a dead line in the rear, measuring 100.30 feet thereon.

Being the same property conveyed to Donna L. Blankenship by deed from Lennard G. Paulsen of record in Doc. No. 200003300032003, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 738 and 739, said Register's Office, which Plan shows a 20 foot minimum building setback line from Greenwood Drive, together with a designated building site, and 15 foot easement for public utility and drainage purposes along the front line(s); A 5 foot public utility and drainage easement located on the rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 987, Book 7940, page 565, Book 7114, page 370, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Davidson County DEEDWARR
Recvd: 08/12/02 11:26 2pgs
Fees:13.00 Taxes:518.00
20020812-0097047

**This is improved property, known as: 3505 Greenwood Drive, Hermitage, Tennessee 37076**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 8th day of August, 2002 .

Donna L. Blankenship

**State of** TENNESSEE
**County of** WILLIAMSON

On this 8th day of August, 2002 , before me the undersigned authority, personally appeared **Donna L. Blankenship** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINSON IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

**State of** TENNESSEE
**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $140,000.00

Affiant

Sworn and subscribed before me this 8th day of August, 2002

My Commission Expires:

CHRISTY WILKINSON IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JULY 26, 2003

Notary Public