# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/02 14:19 3pgs
Fees:18.00 Taxes:214.60

20021105-0135807

G-8943-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

47

Michael K. Blackledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2002

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires September 24, 2005

Kathy J. Byers
Notary Public

MY COMMISSION EXPIRES: 9/24/05

(AFFIX SEAL)

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael K. Blackledge (NAME) | New Owner (NAME) | MAP 10 |
| 2866 Ivy Point Road (ADDRESS) | (NAME) | PARCEL 88 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | (ADDRESS) (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, Southern Energy Home Retail Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael K. Blackledge and wife, Judy Dawn Blackledge

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:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described according to a survey dated January 29, 1999, by Tommy E. Walker, Registered Land Surveyor, License No. 1465 (Drawing No. 012999), and also shown as Lot No. 1, Ayers Property, of record in Plat Book 11190, Page 68, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Ivy Point Road, said point being North 49 deg. 43' 23" West, 226.09 feet from an iron pin marking the southeast corner of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, by deed of record in Book 6451, Page 346, Register's Office for Davidson County, Tennessee; thence continuing with said margin of said Road, North 49 deg. 43' 23" West 58.09 feet to an iron pin; thence leaving said margin of said Road, North 23 deg. 36' 45" East 775.24 feet to an iron pin in the line of the property conveyed to Anita Krantz of record in Book 4644, Page 758, Register's Office for Davidson County, Tennessee; thence with the line of Krantz and continuing with the line of the property conveyed to Joan C. Gray of record in Book 9605, Page 26, Register's Office for Davidson County, Tennessee, North 89 deg. 45' 43" East 402.83 feet to an iron pin in the line of the said Gray property; thence continuing with the line of Gray, South 82 deg. 00' 00" East 149.00 feet to an iron pin, a corner to the property conveyed to Russell and Ruby Foglesong of record in Book 9317, Page 749, Register's Office for Davidson County, Tennessee; thence with the line of Foglesong, South 01 deg. 45' 00" West 185.26 feet to an iron pin in the line of the property conveyed to Dawn Ayers Waynick of record in Book 10998, Page 195, said Register's Office; thence with the line of Waynick, North 82 deg.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2878 Ivy Point Road, Goodlettsville, TN 37072
(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 my hand this 28th day of October, 2002

Southern Energy Home Retail Corp.
By: Linda Hensley
Linda Hensley, General Manager

LEGAL DESCRIPTION CONTINUATION

00' 00" West 290.35 feet to an iron pin; thence South 13 deg. 06' 37" West 568.49 feet to an iron pin; thence South 68 deg. 05' 37" West 28.62 feet to an iron pin; thence South 68 deg. 05' 37" West 196.54 feet to an iron pin; thence North 21 deg. 08' 29" West 121.60 feet to an iron pin; thence South 68 deg. 38' 22" West 192.54 feet to an iron pin; thence South 25 deg. 27' 59" West 603.13 feet to the point of beginning and containing 8.033 acres, more or less.

BEING the same property conveyed to Southern Energy Homes Retail Corp., by deed from 21st Century Mortgage Corporation, of record in Instrument No. 20021105-0135806, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Linda Hensley and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the General Manager and _____ respectively of the Southern Energy Home Retail the within named bargainor, and corporation, and that she as such General Manager 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 Linda Hensley as such General Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 28th day of October, 2002.

My commission expires 9/24/05

Kathy J Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE