Davidson County DEEDWARR
Recvd: 11/22/02 16:20 3pgs
Fees:18.00 Taxes:180.38

20021122-0145737

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2002

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry N. Smith (NAME)	New Owner (NAME)	MAP 72-14
245 Hillcrest Drive (ADDRESS)	(ADDRESS)	PARCEL 6
Madison, TN 37115 (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 Jerry N. Smith and wife, Mary Louise Smith

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:

SEE ATTACHED EXHIBIT A

unimproved ( )
This is improved (X) property, known as 1111 Cahal 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.

Witness our hand s this 21st day of November, 2002

X James E. Blunkall
James E. Blunkall

Brenda L. Blunkall
Brenda L. Blunkall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Blunkall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2002.

Notary Public

My Commission Expires: 7/26/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires July 26, 2003

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda L. Blunkall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2002.

Notary Public

My Commission Expires: 11/27/04

ELAINE PHELPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

EXHIBIT A

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

Being part of Lot No. 6 on the plan of E. T. Brown's Subdivision of part of Lot No. 1 on the Cahal Property, of record in Book 332, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue at the corner of Lots Nos. 6 and 7; thence, with said Avenue westwardly 36.7 feet to a point 56.3 feet east on the easterly margin of an alley; thence northwardly and parallel with the line between Lots Nos. 6 and 7, 97 feet; thence westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence with said alley northwardly 163.7 feet to the southerly margin of another alley; thence with the last mentioned alley eastwardly 8.5 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots southwardly 256 feet to the beginning.

Being the same property conveyed to James E. Blunkall and Brenda L. Blunkall, d/b/a J & B Investment Property by deed from Clarence E. Allen and wife, Dorothy S. Allen, of record in Instrument No. 199912150303571, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.