Davidson County DEEDWARR
Recvd: 01/13/03 13:54 2pgs
Fees:13.00 Taxes:416.25

20030113-0005255

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this 7th day of January, 2003.

Notary Public
My commission expires: ~~03/20/04~~ 10/3/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jim Blunkall	New Owner	098-05-0-031.00
5920 New Hope Court		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Hnatio, Executor of the Estate of Myron M. Hnatio, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Blunkall and Thomas S. Walker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 149 on the plan of Lake Park, Section 5, of record in Plat Book 4660, page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Myron M. Hnatio, by deed from Precision Crafted Homes/Lake Park Inc. of record in Book 5078, Page 221, said Register's Office. Myron M. Hnatio is now deceased. John Hnatio having been approved as Executor of the Estate of Myron Mack Hnatio by Letters Testamentary by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 03P3. Myron Mack Hnatio and Myron M. Hnatio are one and the same person.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5920 New Hope Court, Hermitage, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 7th day of January, 2003.

John Hnatio, Executor of the
Estate of Myron M. Hnatio

STATE OF Maryland
COUNTY OF Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Hnatio, Executor of the Estate of Myron M. Hnatio, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Frederick, Md. this 7th day of January, 2003.

Notary Public

My Commission expires

CAROL S. BLUM
NOTARY PUBLIC STATE OF MARYLAND
MONTGOMERY COUNTY
MY COMMISSION EXPIRES SEPTEMBER 1, 2006