FILE NUM
225527(2)

RECORD & RETURN TO: Hendrson Land Title Co Inc
Hollywood Circle, Brentwood, TN 37024

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $124,000.00.

Bobbie Cuneo
*Affiant*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF NOVEMBER, 2002.

Amy E Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

AMY E. ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/21/03 10:06 2pgs
Fees:13.00 Taxes:458.80

20030121-0008058

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19121SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Edgar D. Smith, Jr.<br>563 Elysian Fields Road<br>Nashville, TN 37212 | Same as Owner | 133-13-44 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timothy R. Blankenship and wife, Abbay Eaden Blankenship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Edgar D. Smith, Jr., hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 590, on the Plan of Section Seven, a resubdivision of Lots 590 and 589, Caldwell Hall, as of record in Plat Book 3106, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy R. Blankenship, unmarried, by Deed from Leon LeMar Lecker, unmarried, of record in Book 11564, page 39, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes have been prorated by the parties and paid. 2003 Davidson County taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 563 Elysian Fields Road, Nashville, TN 37212.

**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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind

themselves, their 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 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 hands this 27th day of November, 2002.

**Timothy R. Blankenship**

**Abbay Eaden Blankenship**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On November 27, 2002, before me personally appeared Timothy R. Blankenship and Abbay Eaden 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 that they executed the same as his/her free act and deed.

Witness my hand and official seal this 27th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires JAN. 25, 2003~~

