ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James E. Blunkall	New Owner	MAP and PARCEL
1103 Gleaves Glen Dr.		73-12 69
Mt. Juliet TN 37122		

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 02/03/03 13:34 2pgs
Fees:13.00 Taxes:444.00

20030203-0014507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William M. Gleaves and wife, Katherine J. Gleaves** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James E. Blunkall and wife, Brenda L. Blunkall,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 158 on the Map of Sunset View Subdivision, Section 1, recorded in Book 2663, Pages 27 and 28 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 William M. Gleaves, unmarried, by Warranty Deed dated January 29, 1998, from Tracey G. Roberts and wife, Cathy A. Roberts, of record in Book 10777, Page 958, Register's Office for Davidson County, Tennessee. William M. Gleaves is one and the same person as Mark Gleaves.

This is property with a common address of 2433 Dundee Lane, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2663, Pages 27 and 28, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2492, Page 307; Book 2492, Page 631; and Book 2706, Page 333;, said Register's office; 4) Easement of record in Book 6740, Page 946, said Register's office.

Katherine J. Gleaves, spouse of William M. Gleaves, hereby joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,000.00

James E Blunkall
Affiant

Subscribed and sworn before me this 31st day of January, 2003.

Notary Public

My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT DAVIDSON COUNTY

My Commission Expires JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **January, 2003**.

William M. Gleaves

Katherine J. Gleaves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **William M. Gleaves and wife, Katherine J. Gleaves,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **January, 2003**.

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/28/2006

My Commission Expires JAN. 28, 2006

File No. 0301-034