39-B

Davidson County DEEDWARR
Recvd: 02/18/03 14:18 2pgs
Fees:13.00 Taxes:1369.00

20030218-0020955

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $370,000.00. William F. Blaufuss III Affiant Subscribed and sworn to before me, this 28th day of January, 2003. Notary Public My Commission Expires: 4/25/06

Address New Owner As Follows:
William F Blaufuss, III and wife,
Sarah A. Fairbank
3604 Meadowbrook Avenue
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:

104-05-0-257.00
26W 00230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA BETH SCHULTZ AND HUSBAND, MICHAEL BARTH BRESSMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **WILLIAM F. BLAUFUSS, III AND WIFE, SARAH A. FAIRBANK**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 464 on the Plan of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Beth Schultz and husband, Michael Barth Bressman by deed from Martin W. McCall and wife, Victoria H. McCall, of record in Book 10930, page 431, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree topay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 31, Register's Office for said County.

This is improved property known as 3604 Meadowbrook Avenue, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 28th day of January, 2003.

Lisa Beth Schultz

Michael Barth Bressman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA BETH SCHULTZ**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2003.

Notary Public

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL BARTH BRESSMAN,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2003.

Notary Public

My Commission Expires: 10/25/03