PICK-UP

Davidson County DEEDWARR
Recvd: 05/05/03 12:57 2pgs
Fees:13.00 Taxes:118.03
20030505-0059487

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Ronald B. Webb Sr. Anna Webb 1012 E. Trinity Lane Nashville, TN 37216	Ronald B. Webb Sr **520 Ewing Dr.** **Nashville, TN 37207**	072-05-0-124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,900.00

Ronald B Webb Sr.
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 2nd DAY OF May, 2003.

Joni Barrett
Notary Public

MY COMMISSION EXPIRES: 5-30
(affix seal)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Beverly F. Roland, Executrix of the Estate of Walter Marion Blankenship, Jr., BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald B. Webb, Sr., and wife, Anna Webb HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the re-subdivision of Lot No. 41 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King land, of record in Book 332, page 69, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Trinity Lane 239.6 feet east of the east right-of-way line of the L & N Railroad; thence southerly 300.1 feet to a point; thence easterly 72.3 feet to a point; thence northerly 321.8 feet to the south line of Trinity Lane; thence with the line of the same westerly 70 feet to the beginning.

Being the same property conveyed to Walter M. Blankenship, Jr. and wife, Mary E. Blankenship, by deed from Pyramid Property Company, of record in Book 1910, page 157, said Register's Office. The said Walter M. Blankenship having died on or about the 19th day of November 2001. The Will of Walter Marion Blankenship, Jr. of record in Docket No. 03P-155, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devises the subject property John H. and Beverly Fay Roland, ½ interest, and the remaining ½ interest to Tim Pomeroy, Tina Pomeroy, Chad Roland, Shane Roland, Nathan Roland, and Anissa Roland. By order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Beverly Fay Roland, Executrix is authorized to sell the property.

It is hereby understood and agreed that Walter M. Blankenship, Jr. and Walter M. Blankenship are one and the same person

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 1012 E. Trinity Lane, Nashville, Tennessee 37216.

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 22 day of April, 2003.

Beverly F. Roland

Beverly F. Roland, Executrix
for the Estate of
Walter Marion Blankenship, Jr.

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON)~~ PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Beverly F. Roland, Executrix of the Estate of Walter Marion Blankenship, Jr., 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 at Nashville, Tennessee, this 22 day of April, 2003.

Jackie Benhart

NOTARY PUBLIC

My Commission Expires: 1/27/06.

JACKIE BENHART
Notary Public, State of Florida
My comm. expires Jan. 27, 2006
No. DD 080180