WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/03 16:15 2pgs
Fees:13.00 Taxes:499.24

20030606-0078724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,931.00

Martha N. Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205
#1098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Kennedy	GMAC Mortgage	98-5-31
(NAME)	(NAME)	
5920 New Hope Court	P.O. Box 10430	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Blunkall and Brenda L. Blunkall, husband and wife, and Thomas S. Walker and Carol E. Walker, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Kennedy, an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 said County, to which reference is made for a more complete description.

Being the same property conveyed to James Blunkall and Thomas S. Walker, by Warranty Deed from John Hnatio, Executor of Estate of Myron M. Hnatio, deceased, of record in Instrument No. 20030113-0005255 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brenda L. Blunkall by James E. Blunkall as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20030606078722 in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Carol E. Walker by Thomas S. Walker as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20030606078723 in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 5920 New Hope Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 30th day of May, 2003.

Thomas S. Walker

James E. Blunkall

Carol E. Walker
By: Thomas S. Walker as Attorney-in-Fact

Brenda L. Blunkall
By: James E. Blunkall as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Blunkall, 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 30th day of May, 2003.

Commission expires: November 27, 2004

Deborah K. Devine — Notary Public

STATE of TENNESSEE
COUNTY of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas S. Walker, 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 30th day of May, 2003.

Commission expires: November 27, 2004

Deborah K. Devine — Notary Public

STATE of TENNESSEE
COUNTY of DAVIDSON

On this 30th day of May, 2003 before me personally appeared James E. Blunkall, the person who executed the foregoing instrument on behalf of Brenda L. Blunkall, and acknowledged that he executed the same as the free act and deed of the said Brenda L. Blunkall, through Power of Attorney granted James E. Blunkall, by the said Brenda L. Blunkall.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2003.

Commission expires: November 27, 2004

Deborah K. Devine — Notary Public

STATE of TENNESSEE
COUNTY of DAVIDSON

On this 30th day of May, 2003 before me personally appeared Thomas S. Walker, the person who executed the foregoing instrument on behalf of Carol E. Walker, and acknowledged that he executed the same as the free act and deed of the said Carol E. Walker, through Power of Attorney granted Thomas S. Walker by the said Carol E. Walker.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2003.

Commission expires: November 27, 2004

Deborah K. Devine — Notary Public