Davidson County DEEDWARR
Recvd: 07/18/03 09:39 2pgs
Fees:13.00 Taxes:37.00

20030718-0100996

WARRANTY DEED

G-SS-03-1528

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

Subscribed And Sworn to before me, this 9th DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) Successful ~~Survivors~~ Survivors	Successful Survivors	
1528 14th Avenue North	(NAME) 1209 Jackson Street	81-11-581.00
(ADDRESS) Nashville, Tennessee	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we C.R. BLACKWOOD AND SHERIDITH BLACKWOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUCCESSFUL ~~SUVIVORS~~ Survivors, hereinafter called the Grantee(s), their heirs and assigns, that 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. 213 on the Map of D.T. McGavock and others addition of record in Plat Book 21, Page 41, and Register's Office for said County.

Said Lot No. 213 fronts 50 feet on the easterly margin of 14th Avenue North formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to C.R. Blackwood and Sheridith Blackwood by Final Order dated December 1, 2000 and filed for record on December 29, 2000 in Instrument No. 20001229-0127315, also by Affidavidt dated February 16, 2001 and filed for record on February 16, 2001 in Instrument No. 20010216-0014934, Register's Office for Davidson County.

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

This is unimproved (✓) improved ( ) property, known as 1528 14th Avenue North, Nashville, Tennessee
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of July, 2003.

C.R. Blackwood

Sheridith Blackwood

STATE OF Tennessee

COUNTY OF Davidson

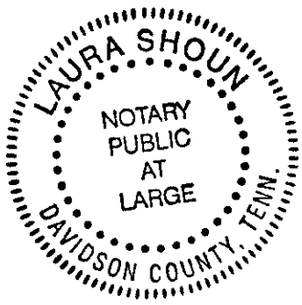
Personally appeared before me, the undersigned, a Notary in and for said County and State the within named C.R. Blackwood and Sheridith Blackwood the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

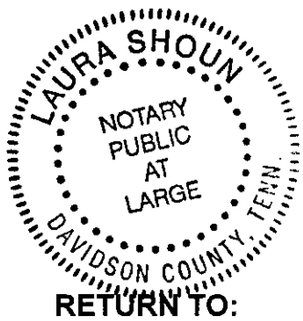
Witness my hand and official seal, this the 9th day of July, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)





RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903