THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO: & Address New Owner
Michael Rhodes
609 Ronnie Road
Madison, TN 37115

MAP PARCEL NUMBERS
Map & Parcel No. 42-7-083.00

Davidson County DEEDWARR
Recvd: 08/06/03 16:08 3pgs
Fees:18.00 Taxes:475.45

20030806-0112161

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of June, **2003**, by and between **James E Blunkall**, party of the first part, and **MICHAEL RHODES**, party of the second part,

WITNESSETH: That for and in consideration of **$128,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in MADISON County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Haven Acres, Section II, as of record in Book 2331, page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record; any and all matters in the plat of record in Plat Book 2331, Page 139; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal is identical to the one in the previous deed of record."

Being the same property conveyed to Samuel Ray Holt and wife, Jeanelle L. Holt, by Warranty Deed of record in Book 2901, page 409, Register's Office for Davidson County, Tennessee. Samuel Ray Holt died in November, 2001, and at the time of his death was the husband of Jeanelle L. Holt. Since Executed this instrument as Attorney-in-Fact for Jeanelle L. Holt as evidenced by Power of Attorney, a copy of which is attached hereto as Exhibit A, and being further conveyed to James E. Blunkall by Warranty Deed from Jeanelle L. Holt, of record in Instrument Number 20021204014956, Register's Office for Davidson County, Tennessee.

**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James E Blunkall

Brenda L. Blunkall

By James E Blunkall
As Attorney in fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E Blunkall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of June, **2003.**

My commission expires 7-30-05

Allen D Robertson

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$128,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of June, **2003.**

Allen D Robertson

PROPERTY ADDRESS:
609 RONNIE RD.
MADISON, TN 37115

** BrendaL. Blunkall, spouse of James E. Blunkall joins in this conveyance to convey any and all interest, marital or otherwise that she may have in the referenced property now or hereafter.

Name + address of new owner:
Michael Rhodes
609 Ronnie Rd
Madison, TN 37115

POWER OF ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES E. BLUNKALL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Brenda L. Blunkall,** and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of said **Brenda L. Blunkall** as set forth in the Power of Attorney recorded herewith.

Witness my hand, at office, this 19th day of June, **2003.**

Notary Public

My Commission Expires: _____

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

Name and Address of Property Owner:

MICHAEL RHODES
609 RONNIE ROAD
MADISON, TN 37115

Property Address:

609 RONNIE ROAD
MADISON, TN 37115

Person Responsible for Taxes:

Michael Rhodes
609 Ronnie Road
Madison, TN. 37115

Parcel #: 42-7-083.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$128,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **June, 2003.**

Notary Public

My Commission Expires: _____

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076