THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21754-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00 Affiant Subscribed and sworn to before me, 30th day of September, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Robert R. Blagojevich 226 Lauderdale Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Map Information:** Map No.103.12 Parcel No. 128.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Clingan, Executrix of Estate of Jo Anne Thornton, Deceased** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert R. Blagojevich** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

This is Improved property located at **226 Lauderdale Road, Nashville, TN, 37205**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2003.

Susan Clingan executrix of estate of

Susan Clingan, Executrix of Estate of Jo Anne Thornton, Deceased

Larry Clingan

Edward P. Wasserman

Betty Kay Wasserman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan Clingan, Executrix** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 10/07/03 15:52 2pgs
Fees:13.00 Taxes:1184.00

20031007-0148750

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Larry Clingan** , 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, at office, this 30th day of September, 2003.

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward P. Wasserman** , 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, at office, this 30th day of September, 2003.

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Betty Kay Wasserman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2003.

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 Block "C" on the Plan of Cherokee Park Second Section as of record in Plat Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to George Wm. Reynolds, Jo Anne Reynolds, and Rosalie B. Thornton, as joint tenants by Installment deed dated March 16, 1973 from Lee E. Putman and wife, Mary S. Putman of record in Book 4690, page 406, Register's Office for Davidson County, Tennessee. George Wm. Reynolds and Jo Anne Reynolds have since been divorced by Final Decree in the First Circuit Court for Davidson County, Tennessee, Docket No. 75356, dated July 7, 1975. Said decree divests George Wm. Reynolds interest in said property and vests it in Jo Anne Reynolds. It also restores Jo Anne Reynolds to her maiden name of Jo Anne Thornton. Rosalie B. Thornton has subsequently died. Jo Anne Thornton has died leaving a will recorded as Instrument No. 5485/1230181, Probate Court for Davidson County, Tennessee, which names Susan Clingan as Executrix and directs that subject property be sold and the proceeds divided among Larry Clingan, Edward P. and Betty Kay Wasserman.

Larry Clingan, Edward P. Wasserman and Betty Kay Wasserman join in the execution of this instrument to convey their interests, if any, under the terms of the Will of Jo Anne Thornton, Deceased.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Charter of Incorporation of Cherokee Park Neighborhood Association of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Plat Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.