Davidson County DEEDWARR
Recvd: 10/24/03 14:45 2pgs
Fees:13.00 Taxes:551.30

20031024-0157438

WARRANTY DEED

B-AFG-03-7400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE TENN.

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

My Commission Expires OCT 10 2006

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Bluing	Creve Coeur Mortgage	
7400 E Winchester Drive	(NAME) 11525 Olde Cabin Road	151-10-A-93 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) St. Louis, MO 63141	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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 JASON JACKSON, Unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA BLUING AND CHARLES BLUING, MARRIED, 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. 299 on the Final Plat of Villages of Long Hunter, P.U.D., Phase I, of record in Instrument Number 20010123-0006894, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason Jackson, an unmarried man, from Ole South Properties, Inc. by Deed dated December 19, 2001 and filed for record on December 27, 2001 in Instrument Number 20011227-0143075, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to Ole South Properties, Inc. by Quitclaim Deed dated September 7, 2001 and filed for record on October 5, 2001 in Instrument Number 20011005-0108396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to P.U.D. Boundary Plat of record in Instrument Number 20000207-0012630, and to HOA Charter of record in Instrument Number 20010531-0056382, Register's Office for said County.

Grant of Easements of record in Deed Instrument Numbers 20000906-0088271 and 20000906-0088272; Ingress/Egress of record in Book 1101, Page 457 and Book 1115, Page 302; Water Main Easements of record in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94; Utility Easement of record in Book 9661, Page 919; Transmission Line Easement of record in Book 2338, Page 466; TVA Easement of record in Book 4446, Page 423 and Book 4535, Page 351, all being of record of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to Restrictions of record in Instrument Number 20010531-0056382, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 7400 E Winchester Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (Cty 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 15th day of October, 2003.

Jason Jackson

STATE OF Tennessee

COUNTY OF Davidson

I, Deena L. O'Brien, a Notary Public of the County and State first above written, do hereby certify that Jason Jackson, an unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of October, 2003.

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903