Davidson County DEEDWARR
Recvd: 11/06/03 10:43 2pgs
Fees:13.00 Taxes:1775.08

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39-B

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21954-10-2003** Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $479,750.00. William Bradford Blevins Affiant Subscribed and sworn to before me, 30th day of October, 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: Trace C. Blankenship and wife Jennifer C. Blankenship 218 Haverford Avenue Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** Map No. 129.04 Parcel No. 044.00

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, **William Bradford Blevins and Kimberly Cruce Blevins**, husband and wife ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trace C. Blankenship and wife, Jennifer C. Blankenship,** ("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 218 Haverford Avenue, 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 October, 2003.

William Bradford Blevins

Kimberly Cruce Blevins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William Bradford Blevins and Kimberly Cruce Blevins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

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

My Commission Expires SEPT. 30. 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Bransford Realty Company's Subdivision of a part of Lot No. 10 West Meade Subdivision as of record in Plat Book 547, page 142, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William Bradford Blevins and wife, Kimberly Cruce Blevins by deed dated January 21, 1998 from Carl W. Stanberry and wife, Brenda N. Stanberry of record in Book 10767, page 693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
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) All matters appearing on the Plan of record in Plat Book 547, page 142, Register's Office for Davidson County, Tennessee.