Davidson County DEEDWARR
Recvd: 04/16/04 12:51 3pgs
Fees:18.00 Taxes:216.08
20040416-0043128

After Recording Return To:
TransContinental Title Company
2830 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal # 21-18587

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

New Owner/ Property Being Conveyed
PHILLIP WRIGHT
727 27th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Map & Parcel:
092-06-0/558.00

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 13 day of April, 2004, by and between BLC INVESTMENTS, INC., Grantor, and PHILLIP WRIGHT, a single man, whose address is 727 27th Avenue North, Nashville, TN 37208, Grantee.

WITNESSETH:

That for and in consideration of the sum of $ 58400 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, his successors and assigns, the following described real estate:

ALL THAT CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE MAP OF J.W. TURNER'S SUBDIVISION OF LOT NO. 21, BOYD MCNAIRY PLAN, AS OF RECORD IN BOOK 57, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BLC INVESTMENTS, INC., BY QUITCLAIM DEED FROM RICHARD A. KONICKI, DATED 01/16/2003 AND RECORDED 01/21/2003 IN INSTRUMENT NO. 200301210008252, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO

BEING THE SAME PROPERTY CONVEYED TO RICHARD A. KONICKI, BY WARRANTY DEED FROM BLC INVESTMENTS, INC., A TENNESSEE CORPORATION, DATED 05/11/2002 AND RECORDED 05/20/2002 IN INSTRUMENT NO. 200205200061462, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER

BEING THE SAME PROPERTY CONVEYED TO BLC INVESTMENTS, INC., BY WARRANTY DEED FROM CAROL L. PRINCE, RECORDED IN BOOK 8352, PAGE 47, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 092-06-0/558.00
PROPERTY ADDRESS: 727 27th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, his successors and assigns, that he has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that he, the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

By C. L. Ponder, Pres.
C. L. PONDER,
BLC INVESTMENTS, INC.

Its President
Lynn Reynolds Sec. TR

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned authority, on this 13 day of April, 2004, personally appeared C. L. PONDER, who is the President of BLC INVESTMENTS, INC. appearing on behalf of said corporation, Lynn Reynolds who is known to me or has shown Drivers License as identification, who after being by me first duly sworn, acknowledges that he/she has the authority to execute this instrument on behalf of said corporation.

Joyce A. Rambo
NOTARY PUBLIC

Joyce A. Rambo
Printed Name

JOYCE A. RAMBO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
My Commission Expires JAN. 26, 2008

I or We, 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 $ 58400, 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

Subscribed and sworn to before me this the 13 day of April, 2004.

_____
Notary Public
My Commission Expires:
7-21-07

Name and Address of Property Owner:

_____
_____
_____

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

_____
_____
_____

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.