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. 22627-03-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 16th day of April, 2004. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 04/30/04 15:59 2pgs
Fees:13.00 Taxes:962.00

20040430-0049643

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Helen C. Story 401 Bowling Avenue #70 Nashville, TN 37215	**Send Tax Bills To:** First Horizon Home Loan Corp. 4000 Horizon Way Irving, TX 75063	**Tax Information:** Map No.104.13-0A Parcel No. 043.00 CO

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, **Holly Nickles Tackett Blankenship, devisee under the Last Will and Testament of Janith Lane Tackett and Lanita J. Shea, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Helen C. Story** ("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 401 Bowling Avenue #70, Nashville, TN 37215

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 16th day of April, 2004.

Holly Nickles Tackett Blankenship, BY: Lanita J. Shea, Attorney-In-Fact pursuant to a power of attorney being placed of record simultaneously herewith

Michael R. Shea, BY: Lanita J. Shea, Attorney-In-Fact pursuant to a power of attorney being placed of record simultaneously herewith

Lanita J. Shea

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lanita J. Shea**, 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 16th day of April, 2004.

My Commission Expires:

Notary Public

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lanita J. Shea** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Holly Nickles Tackett Blankenship and Michael R. Shea** and is authorized by the said **Holly Nickles Tackett Blankenship and Michael R. Shea** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 16th day of April, 2004.

My commission expires:

Notary Public

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site 43 on the Plan of Section Two Richmeade Place as of record in Plat Book 4955, page 4, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jan L. Tackett, unmarried and Lanita J. Shea, married as tenants in common by deed dated October 2, 2000 from Lee Synnott and wife, Donna Synnott of record as Instrument No. 20001004-0098348, Register's Office for Davidson County, Tennessee. The said Jan L. Tackett having since died. By Will of Janith Lane Tackett of record in Will Book 5122, page 1046673, Office of the Davidson County Probate Court Clerk, her interest in subject property was devised to Holly Nickles Tackett Blankenship.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Richmeade Place of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5213, page 945, made applicable in Book 5019, page 946, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons);
3. Charter of Incorporation of Richmeade Place Homeowner's Association, Inc. of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee;
4. All matters appearing on the Plan of record in Plat Book 4955, page 4, Register's Office for Davidson County, Tennessee.