WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/04 13:51 3pgs
Fees:18.00 Taxes:388.50

20040608-0067793

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
7th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: March 25, 2006.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Keith Ellis	**SAME AS NEW OWNER**	MAP 61-4
(NAME)	(NAME)	
4321 Brush Hill Road		PARCEL 90
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary J. Blankenship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Keith Ellis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

TRACT I: Being the East part of Lot No. 6 and the Southeast part of Lot No. 7 on the Map of A. J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, Page 43, Register's Offce for said County.

Said parts of Lots Nos. 6 and 7 front together 160 feet on the Westerly side of Brush Hill Road and run back 200 feet on the Southerly line and 198 feet, more or less on the Northerly line along the Southerly line of Ruskin Avenue to a dead line on which they measure 185 feet, more or less.

AND

TRACT II: That property within the right-of-way of the portion of Ruskin Avenue abandoned by Metropolitan Ordinance No. 74-1176 and that portion of Parcel 61-4-39 and parcel 61-4-40 located between the former right-of-way of Ruskin Avenue and the new right-of-way of Ruskin Avenue adjoining the lot identified as Parcel #61-4-90.

Being the same property conveyed to Paul G. Blankenship and wife, Mary J. Blankenship by Deed from Jeffrey Gale Knauth and Caney Parmele Knauth of record in Book 7762, Page 342, Register's Office for Davidson County, Tennessee. The said Paul G. Blankenship having since died.

THIS CONVEYANCE IS MADE SUBJECT TO AN EASEMENT FOR WATER LINE GRANTED TO CLARENCE L. CAMPBELL AND WIFE, BERTHA CAMPBELL ON A PORTION OF TRACT II ABOVE;

CONTINUED

unimproved ( )
This is improved (X) property, known as 4321 Brush Hill Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of June 2004

Mary J. Blankenship

By: John T. Blankenship, Attorney in Fact

John T. Blankenship

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of June, 2004

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Mary J. Blankenship~~ John Blankenship to me known to be the person who executed the foregoing instrument on behalf of Mary J. Blankenship and acknowledged that he executed the same as the free act and deed of the said Mary J. Blankenship.

~~with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the within instrument for the purposes therein contained~~

Witness my hand and official seal at Madison, Tennessee, this 7th day of June, 2004.

Commission expires March 25, 2006

Notary Public

MICHELE L. GREEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

FURTHER SUBJECT TO EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE FOR SANITARY SEWER AND/OR STORM DRAINAGE OF RECORD IN BOOK 4178, PAGE 418, SAID REGISTER'S OFFICE.

BY ACCEPTANCE OF THIS WARRANTY DEED, GRANTEE HEREIN ACKNOWLEDGES AND AGREES THAT THE STATEMENT IN CONTRACT FOR SALE OF SUBJECT PROPERTY, DATED 5/8/04 GRANTING PERMISSION TO MARY J. BLANKENSHIP TO USE 15 FEET OF ABOVE DESCRIBED PROPERTY LOCATED NEXT TO HER ADJOINING PROPERTY FOR AS LONG AS THE RESIDES ON SAID ADJOINING PROPERTY SHALL SURVIVE THE CLOSING OF THIS TRANSACTION.

DKE

JTB