Davidson County DEEDWARR
Recvd: 07/07/04 13:42 2pgs
Fees:13.00 Taxes:284.53

20040707-0080737

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $76,900.00

Affiant

Subscribed and sworn to before me, this 25 day of June, 2004.

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public
My commission expires: My Commission Expires Jan. 25, 2006

08-0406-90289

Address of New Owner:	Send Tax Bills to:	Tax Information
Theresa Blackwell 3140 Justin Towne Court Nashville TN	Same	19-150.02 0-333.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christine Panger, unmarried and Gregory S. Panger, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Theresa Blackwell, unmarried hereinafter called the Grantees, their successors and assigns, a 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. 19-B, Zone Lot Division, Lots Nos. 18 and 19, Justin Towne, Section II, of record in Plat Book 5200, page 528, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
* and in Plat Book 5200, Page 665.
Being the same property conveyed to Christine Panger and Gregory S. Panger, by deed dated October 27, 1995, from James E. Hampton and wife, Virginia L. Hampton, of record in Book 9847, page 452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3140 Justin Towne Court, Nashville, TN

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of June, 2004.

Christine Panger

Gregory S. Panger, by Christine Panger, AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christine Panger with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of June, 2004.

Janelle J. McGuire
State of Tennessee at Large

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission expires 11/26/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Christine Panger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Gregory S. Panger and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of June, 2004.

Janelle J. McGuire
State of Tennessee at Large

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN