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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 23894-02-2005**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $470,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 1st day of March, 2005.<br><br>Notary Public<br><br>My Commission Expires:<br><br>My Commission Expires SEPT. 22, 2007 |

# WARRANTY DEED

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| **Address New Owner:**<br>Lola Blackwell, Trustee<br>2603 Essex Place<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br><br>MAP 104-11<br>PARCEL 274.00 |

**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, **Louise Clark Merritt, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lola Blackwell, Trustee of the Lola Blackwell Revocable Trust U/A/D April 23, 2004** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2603 Essex Place, Nashville, TN 37212

**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 1st day of March, 2005.

Louise Clark Merritt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Louise Clark Merritt,** 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 1st day of March, 2005.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/03/05 14:45 2 pg
Fees:13.00 Taxes:1739.00

20050303-0023689

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Louise Clark Merritt, an unmarried person by deed dated April 16, 2003 from John Thomas Shaw and wife, Olivia Lynne Shaw of record in Instrument No. 20030421-0051983, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.