STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/28/05 13:45 2 pgs
Fees:13.00 Taxes:973.10
20050328-0032789

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Mary Elizabeth Hulsey	SAME ADDRESS	117-08-0
3021 Brightwood Avenue		GROUP
Nashville, Tennessee 37212		PARCEL 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Two Hundred Sixty Three Thousand Dollars and Zero Cents ($263,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Cary W. Blankenship and wife, Mary Ann Blankenship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Elizabeth Hulsey, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the southerly half of Lot No. 10 and all of Lot No. 14 on the Map of Belmont Terrace Resubdivision Annex No. 1 as of record in Plat Book 421, page 182, Register's Office for Davidson County, Tennessee.

SAID southerly half of Lot No. 10 and all of Lot No. 14 front together 75.0 feet on the northwesterly side of Brightwood Avenue and run back between parallel lines 185.0 feet to an alley.

BEING the same property conveyed to Cary W. Blankenship and Mary Ann Blankenship, husband and wife, by deed dated December 4, 2002, from William Thurman and wife, Danette Thurman, of record as Instrument no. 20021216-0154703 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (20 and all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 3021 Brightwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 our hands this 23rd day of March, 2005.

Cary W. Blankenship

Mary Ann Blankenship

By: Cary W. Blankenship
Cary W. Blankenship, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Cary W. Blankenship, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Cary W. Blankenship, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Ann Blankenship, and acknowledged that he executed the same as the free act and deed of the said Mary Ann Blankenship.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee