THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 04/01/05 14:20 3 pg
Fees:18.00 Taxes:521.70
20050401-0035593

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Leigh Ann Pemberton 103 Tudor Court Goodlettsville, Tennessee 37072	Same	Map 026-07-0 Parcel 184.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY ONE THOUSAND AND 00/100 ($141,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. BLAND AND WIFE, LORETTA B. BLAND** have this day bargained and sold, and do hereby transfer and convey unto the said **LEIGH ANN PEMBERTON,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Windsor Green, Phase II-Section III of record in Book 6900, Page 845, Register's Office for said County.

Said Lot No. 296 fronts 35.00 feet on the northwesterly margin of Tudor Court and extends back 114.08 feet on the easterly line and 129.73 feet on the broken southwesterly line to a dead line in the rear, measuring 141.74 feet thereon.

This being the same property conveyed to John M. Bland and wife, Loretta Bland by Marcus Smith and wife, Luthene Smith by deed as recorded as instrument number 20030829-0125898 on August 29, 2003 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $141,000.00.

Subscribed and sworn to before me this 31st of March, 2005.

My Commission Expires: 5-28-06

x John M. Bland
Affiant

Notary Public

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved property located at 103 Tudor Court, Goodlettsville, Davidson County, Tennessee 37072

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that the we as grantors are seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves to warrant and forever defend the title to said real estate to said Grantee, her(successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31 day of March, 2005.

x John M. Bland
John M. Bland

Loretta B. Bland
Loretta B. Bland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, John M. Bland, the within named 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 Goodlettsville, Tennessee, this the 31st day of March, 2005

NOTARY PUBLIC

My Commission Expires: 5-28-06

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Britcher, a Notary Public in and for said County and State, Loretta B. Bland, the within named bargainor, 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 and official seal at Goodlettsville, Tennessee, this the 31st day of March, 2005.

BENNETT F. BRITCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-28-06