(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 92,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

RETURN TO & **THIS INSTRUMENT WAS PREPARED BY**
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

Davidson County DEEDWARR
Recvd: 04/18/05 11:55 2 pgs
Fees:13.00 Taxes:341.88

20050418-0042784

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus King	Marcus King	
(NAME)	(NAME)	
403 30th Street	403 30th Street	53-8-127
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050958

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, James E. Blunkall ,Jr. and Brenda L. Blunkall, by James E. Blunkall, Jr. Attorney in Fact**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marcus King and James N. Johnson**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 403 30th Street, Old Hickory, TN 37138

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 11th day of April, 2005.

James E. Blunkall ,Jr.

Brenda L. Blunkall, by James E. Blunkall, Jr. Attorney in Fact

By AIF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within James E. Blunkall ,Jr. and Brenda L. Blunkall, by James E. Blunkall, Jr. Attorney in Fact, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James E. Blunkall ,Jr. and Brenda L. Blunkall, by James E. Blunkall, Jr. Attorney in Fact executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 11th day of April, 2005.

Commission expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 1015153

EXHIBIT A

BEING Lot No. 8 and PART of Lot No. 9 of Block 20, on the Plan of Dabbs and Elliott Subdivision, as shown on the plat of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lots Nos. 8 and part of Lot 9 adjoins and front together 60 feet on the northwesterly side of 30th Street and runs back between parallel lines 144 feet to an alley.

Property commonly known as: 403 30th St., Old Hickory, Davidson Co., TN 37138

BEING all of the same property conveyed to James E. Blunkall Jr and wife, Brenda L. Blunkall by Warranty Deed from Timothy L. Clark and wife, Tina P. Clark, dated February 26, 1996 and filed of record in Book 9960, Page 424, Register's Office for Davidson County, Tennessee.