WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/05 13:00 2 pg
Fees:13.00 Taxes:999.00

20050419-0043454

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of April, 2005.

Notary Public

My commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 6, 2005 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joel Brandon Allen **Linlee L. Allen**	**First Horizon Home Loans d/b/a First Tennessee Home Loan Corp.**	**103-12-25**
114 Mayfair Road	P.O. Box 7481	
Nashville, TN 37205	~~Springfield, OH 45501~~	

FOR AND IN 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, I,

Frances H. Blackwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel Brandon Allen and Linlee L. Allen, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 2 of Block "E" on the Plan of Cherokee Park Subdivision, as of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Andrew Jackson Blackwell, III, unmarried, by Warranty Deed from Richard Courtney, married, of record in Instrument No. 20030714-0098025, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Andrew J. Blackwell, III and Frances H. Blackwell, as joint tenants with full right of survivorship, by Quitclaim Deed from Andrew J. Blackwell, III, of record in Instrument No. 20040816-0098741, Register's Office for Davidson County, Tennessee. Said interest is now vested in Frances H. Blackwell, as surviving tenant by the entirety, the said Andrew J. Blackwell, III, having died October 20, 2004.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Frances H. Blackwell pursuant to a Power of Attorney executed by same on the 12th day of April, 2005, and being filed for record simultaneously herewith of record in Instrument No.: 20050419-0043453 Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is Improved (X) unimproved (____) property, known as: **114 Mayfair Road, Nashville, TN 37205**

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, 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/our hand(s) this **15th** day of **April, 2005.**

Frances H. Blackwell

Frances H. Blackwell
By: Stephen Arthur, Attorney-in-fact
~~By:~~ Stephen Arthur, Atty-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Stephen Arthur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Frances H. Blackwell, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Frances H. Blackwell for the purpose therein contained, by signing the name of Frances H. Blackwell by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, **2005.**

Angela G. Batson

Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-28-06