WARRANTY DEED

G-PMC-05-2105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 05/13/05 12:39 2 pgs
Fees:13.00 Taxes:455.10
20050513-0054311

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
David Bluhm	Ameritrust Mortgage Company	
2105 Sanborn Drive (ADDRESS)	14045 Ballantyne Corp Place Suite 200 (NAME) (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Charlotte, NC 28277 (CITY) (STATE) (ZIP)	95-10-47

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLARK D. PACE AND ANNIE F. PACE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID BLUHM, hereinafter called the Grantee(s), their heirs and assigns, that 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. 159 ON THE PLAN OF ELM HILL ACRES, SECTION 4, AS OF RECORD IN BOOK 2331, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLARKE D. PACE AND ANNIE F. PACE, HUSBAND AND WIFE BY QUITCLAIM DEED FROM ANNIE PACE, WILLIAM R. CUNNINGHAM AND ARLENA S. CUNNINGHAM RECORDED JULY 30, 2001 IN INSTRUMENT NO. 20010730-0080316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2105 Sanborn Drive, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 4th day of May, 2005.

Clark D. Pace

Annie F. Pace

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clark D. Pace and Annie F. Pace, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2005.

Kaz E. Arbogast
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903