WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/05 12:54 2 pgs
Fees:13.00 Taxes:499.50

20050603-0063407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES: 3-14-07

(AFFIX SEAL)

JENNIFER GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE LARGE MY COMMISSION EXPIRES MARCH 14, 2007

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Keith Ellis (NAME)	SAME AS NEW OWNERS (NAME)	MAP 61-4
4321 ~~4313~~ Brush Hill Road (ADDRESS)	(NAME) (ADDRESS)	PARCEL 91
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mary John Blankenship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Keith Ellis and Shelia J. Pugh, tenants in common with right of survivorhship

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 the easterly part of Lot No. 5 of Block 3 on the Map of A. J. McGaughey's Second Haysboro Subdivision of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the west side of Brush Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Paul G. Blankenship and wife, Mary John Blankenship by Warranty Deed from V. L. Brown and wife, Leah Frances Brown, dated October 4, 1954 and recorded in Book 2301, Page 91, Register's Office for Davdison County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS, AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF BLOCK 3 ON THE MAP OF A. J. MCNAUGHEY'S SECOND HAYSBORO SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ADN FURTHER SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 4786, PAGE 465, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 4313 Brush Hill Road, Nashville, TN 37216
(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, 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 hand this 31st day of May 2005

Mary John Blankenship

By:

John T. Blankenship
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary John Blankenship

the 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 Madison, Tennessee, this 31st day of May, 2005.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee
County of Rutherford

On this 31st day of May, 2005, before me personally appeared John T. Blankenship, to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary John Blankenship and acknowledged that he executed the same as the free act and deed of the said Mary John Blankenship.

Witness my hand and official seal at office at Murfreesboro, Tennessee, this the 1st day of June, 2005.

My commission expires: 3/19/06

Patsy Lee Hanvy
Notary Public

PATSY LEE HANVY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.