File Box 8

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 06/13/05 10:27 3 pgs
Fees:18.00 Taxes:1850.00

20050613-0067105

WARRANTY DEED

THIS INDENTURE, made this 9th day of June, A.D., 20 05, by and between

Joseph Steven Blackwell and Julie Swafford Blackwell Husband and wife

First Parties, and

Second Parties,
Timothy B. Fouts and Madeline Y. Fouts,
husband and wife

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

SEE ATTACHED FOR COMPLETE LEGAL

OWNER:
Timothy B. Fouts
Madeline Y. Fouts
8644 Poplar Creek Rd.
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
JPMorgan Chase Bank, N.A.
100 Bloomfield Hills Pkwy, #160
Bloomfield, MI 48304

PROPERTY ADDRESS: 8644 POPLAR CREEK RD., NASHVILLE, TN 37221

MAP & PARCEL: 154-00-129

CLT #_____

MR-GM-214038

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Joseph Steven Blackwell

× Julie Swafford Blackwell

✓STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, Joseph Steven Blackwell and Julie Swafford Blackwell Husband and wife, 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, at office, this 2nd day of May, 20 05.

✓ Melinda J. Kiel, Notary Public

My Commission Expires: 7/29/06

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 500,000.00. Affiant Jennifer Hanchey.

Subscribed and sworn to before me this 9th day of June, 20 05.

My Commission Expires: 3/25/06

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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LAND IN DAVIDSON COUNTY, TN BE DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN AT A PLANTED STONE THE SOUTH EAST CORNER OF DON HEATHS PROPERTY IN THOMAS H. PEEBLES LINE, THENCE WITH SAID PEEBLES LINE SOUTH 0 DEG. 38 MINUTES 57 SECONDS WEST 595.70 FEET TO AN IRON PIN. THENCE WITH THE COMMON LINE OF TRACT 7 OF THE GOODALL BAILEY DIVISION NORTH 82 DEG. 2 MIN. 12 SEC. WEST 632.98 FEET TO AN IRON PIN ON THE EAST MARGIN OF A 50 FOOT EASEMENT. THENCE NORTH 53 DEG. 1 MIN. 38 SEC. WEST 25.0 FEET TO A POINT IN THE CENTER OF SAID EASEMENT THENCE WITH THE CENTER OF THE EASEMENT WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA IS EQUAL TO 59 DEG. 17 MIN. 19 SEC. RADIUS IS EQUAL TO 50.86 FEET. LENGTH IS EQUAL TO 52.63 FEET. CHORD IS EQUAL TO SOUTH 66 DEG. 37 MIN. 1 SEC. WEST 50.31 FEET THENCE WITH A CURVE TO THE LEFT WHOSE DELTA IS EQUAL TO 12 DEG. 13 MIN. 8 DEG. RADIUS IS EQUAL TO 458.19 LENGTH IS EQUAL TO 97.71 FEET, CHORD IS EQUAL TO NORTH 89 D G. 50 MIN. 53 SEC. WEST 97.53 FEET. THENCE LEAVING SAID EASEMENT AND WITH THE COMMON LINE OF TRACT 9 NORTH 0 DEG. 28 MIN. 44 SEC. EAST PASSING AN IRON PIN AT 25.15 FEET IN ALL 526.67 FEET TO AN IRON PIN IN SAID DON HEATHS LINE THENCE SOUTH 88 DEG. 59 MIN. 17 SEC. EAST 793.03FEET TO THE POINT OF THE BEGINNING CONTAINING 10.002 ACRES, MORE OR LESS, AND BEING TRACT 8 OF THE GOODALL BAILEY DIVISION ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE DATED 5/29/85.

BEING THE SAME PROPERTY CONVEYED TO JULIE SWAFFORD BLACKWELL AND HUSBAND, JOSEPH STEVEN BLACKWELL BY QUITCLAIM DEED FROM JULIE DELORES SWAFFORD AND JOSEPH STEVEN BLACKWELL OF RECORD IN BOOK 8411, PAGE 464, REGISTER'S OFFCE FOR DAVIDSON COUNTY, TENNESSEE.