THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **205,000.00**. x _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005. _____ Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/20/05 14:55 2 pgs
Fees:13.00 Taxes:758.50

20050720-0084468

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome P. Tift	OWNER	104-7
2601-A Blakemore Avenue	464 BASS Rd	267
Nashville, TN 37212	MACON, GA 31210	
(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, I, **Lola Youmans Blackwell, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerome P. Tift**

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. 4A on the Plan of Zone Lot Division, Gadsden Place, of record in Plat Book 5190, page 792, and amended in Plat Book 5200, page 798, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lola Youmans Blackwell by deed from Frederic P. Seip and wife, Kimberly L. Seip of record as Instrument No. 200212270159943, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Lola Youmans Blackwell pursuant to a Power of Attorney executed by same on the 17th day of May, 2005 and being filed for record as Instrument No. 20050720-0084467, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2601-A Blakemore Avenue, Nashville, TN 37212.**

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 the 15th day of July, 2005.

Lola Youmans Blackwell by Charlotte Mabry, Attorney in Fact

Lola Youmans Blackwell by Charlotte Mabry, 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 **Charlotte Mabry** 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 on behalf of **Lola Youmans Blackwell**, as HER Attorney in Fact, as the free act and deed of the within named **Lola Youmans Blackwell**.

Witness my hand and official seal this the 15th day of July, 2005.

My Commission expires 1-26-01

Notary Public