This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Treva Blomquist
301 Canberra Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 08/22/05 09:10 3 pg:
Fees:18.00 Taxes:462.50
20050822-0099444

MORTGAGEE:
SunTrust Bank
201 4th Avenue North, 7th Floor
Nashville, Tennessee 37219

MAP **97-8-0**
GROUP
PARCEL **43.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charla LeAnn Martin(now Schrimpe), married** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Treva Blomquist, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Lake Park, Section 6, of record in Book 4885, page 176, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charla LeAnn Martin(now Schrimpe), married by deed from Brian O. Ray and wife, Hollie M. Roy dated May 3, 1999, of record in Book 11467, page 439, Register's Office for Davidson County, Tennessee. Frederick C. Schrimpe, husband of Charla LeAnn Martin Schrimpe, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 301 Canberra Court, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2005, a lien not yet due and payable. In the amount of $1034.88. Map 97-8-0, Parcel 43.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2005 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 5057, page 431, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4885, page 176, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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, her heirs and assigns, forever; and,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12th day of August, 2005.

Charla LeAnn Martin(now Schrimpe)

Frederick C. Schrimpe

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charla LeAnn Martin(now Schrimpe) and Frederick C. Schrimpe** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of August, 2005.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

Irena Blomquist
AFFIANT

Subscribed and sworn to before me on this 12th day of August, 2005.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

