Davidson County DEEDWARR
Recvd: 08/23/05 10:29 2 pgs
Fees:13.00 Taxes:736.30
20050823-0100221

Name and Address of New Owner:

Timothy H. Pearsall
2710 Bluefield Avenue
Nashville, TN 37214

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON_
The actual consideration or value, whichever is greater for this transfer is $199,000.00

Affiant

Subscribed and sworn to before me on this 08/15/05.

Notary Public

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: SEPTEMBER 30, 2006

Map & Parcel No.
96-1-92-

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Sheryl A. Hankins and husband, Patrick J. Hankins (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Timothy H. Pearsall and Deborah H. Enoch (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 15 on the plan of Bluefields, as shown on the plan of record in Book 843, page 16, Register's Office for said County to which plan reference is here made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sheryl A. Hankins, a married woman, by Warranty Deed of record in Book 8597, page 795, said Register's Office. Patrick J. Hankins, husband of Sheryl A. Hankins, joins in this conveyance for the express purpose of conveying all of his right, title and interest, marital or otherwise, in and to said realty to the said Grantees.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2710 Bluefield Avenue, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 08/15/05.

Sheryl A. Hankins

Patrick J. Hankins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Sheryl A. Hankins and Patrick J. Hankins, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 08/15/05.

D. W. McMACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires: SEPTEMBER 30, 2006