(7)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/24/09

(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Payne	AmSouth Bank	
(NAME)	(NAME)	
319 Moncrief Avenue	2050 Parkway Office Circle	18-16-129
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052180

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, Kent Douglas Blanton and Alean S. Blanton, as joint tenants with right of survivorship**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James M. Payne and Gaynell B. Payne**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 319 Moncrief Avenue, Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 18th day of August, 2005.

Davidson County DEEDWARR
Recvd: 09/07/05 11:46 2 pgs
Fees:13.00 Taxes:357.79
20050907-0107454

Kent Douglas Blanton

Alean S. Blanton

Donna Blanton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*and wife

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kent Douglas Blanton and *Alean S. Blanton, as joint tenants with right of survivorship, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kent Douglas Blanton* and Alean S. Blanton, as joint tenants with right of survivorship executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 18th day of August, 2005.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Notary Public

File No.: 20052180

EXHIBIT A

LAND in Davidson County, Tennessee, being parts of Lots Nos. 18, 19, and 21 and all of Lot No. 20 in the Moncrief Subdivision of the Allen Mathes Lands, as shown by Survey of Earl Drake County Surveyor, made march 10, 1937 and more particularly described as follows:

BEGINNING at a point in the Southerly boundary of Lot No. 21, which point is 25 feet West of the Southwest corner of Lot No. 20; thence in a Northerly direction 252.2 feet parallel with the Westerly boundary line of Lot No. 20 to a dead line; thence in a Southeasterly direction 120 feet to a point in the Northern boundary of Lot No. 19, which point is 5 feet West of the Northwest corner of Lot NO. 18; thence in a Southerly direction 254.7 feet to a point in the Southerly boundary line of Lot No. 18, which point is 14.5 feet East of the southwestern corner of Lot No. 19; thence in a Westerly direction 139.5 feet along the Northerly margin of Moncrief Avenue to the point of beginning.

Property known as: 319 Moncrief Avenue, Goodlettsville, Davidson County, Tennessee, 37072.

BEING the same property conveyed to Kent Douglas Blanton by Quitclaim Deed from Elizabeth Ann Olson Blanton dated April 22, 1998 of record in Book 10939, Page 142, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kent. D. Blanton and Alean S. Blanton, as joint tenants with right of survivorship, by Warranty Deed from Gary Max Baker and wife, Judy Baker, executed March 23, 1990 and filed of record in Book 8073, page 111, said Register's Office. Further being the same property conveyed to Kent Douglas Blanton by Corrected Quitclaim Deed from Elizabeth Ann Olson Blanton, executed August 17, 2005 and filed of record in Instrument No. X_____, said Register's Office.

Kent Douglas Blanton and Kent D. Blanton being one and the same person.

Donna Blanton is executing this instrument for the purpose of consenting to the waiver of the homestead exemption.

X 20050907-0107453