Davidson County DEEDWARR
Recvd: 09/07/05 13:11 1 pgs
Fees:13.00 Taxes:438.45

20050907-0107583

WARRANTY DEED

BW-20050217

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF August, 2005.

(Affix Seal) Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam Taylor Blackwell	New Owner	135-16-0-B 142.00
688 Flintlock Court		
Nashville, TN 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, W. SCOTT VISOR AND WIFE, SHAUNDRA DUNN VISOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ADAM TAYLOR BLACKWELL, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 142 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract , a Planned Unit Development, as of record in Instrument #20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveywd to Saundra Dunn, an unmarried woman and W. Scott Visor, an unmarried man from Beazer Homes Corp., D/B/A Phillips Builders, a Tennessee Corporation by Warranty Deed dated August 28, 2003 and recorded September 4, 2003 in Instrument #20030904-0128397, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 688 Flintlock Court, Nashville, Tennessee 37217 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 29th day of August, 2005:

W. Scott Visor by Michelle D Payne POA — Shaundra Dunn Visor by Michelle D Payne POA

W. Scott Visor — Shaundra Dunn Visor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of August, 2005, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Michelle D. Payne, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for W. Scott Visor and Shaundra Dunn Visor, and as such Attorney in Fact for W. Scott Visor and Shaundra Dunn Visor, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by W. Scott Visor and Shaundra Dunn Visor to execute this instrument on behalf of W. Scott Visor and Shaundra Dunn Visor.

Witness my hand and official seal on this 29 day of August, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN