Realty 484

Prepared by: C. Kyle
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $68,500.00

Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Subscribed and sworn to before me, this 22nd day of September, 2005.

Notary Public
My commission expires: 3/24/2008

07-0508-82294

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Vanderheyden	SunTrust Mortgage, Inc.	071-08-00298.00
425 Edwin Street	201 4th Avenue North, 7th Floor	
Nashville TN 37207	Nashville, TN 37230-5110	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Blunkall and wife, Brenda L. Blunkall,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **Robert Vanderheyden**, unmarried hereinafter called the Grantee, their successors 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. 80, on the Plan of Joywood, of record in Book 974, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Blunkall and wife, Brenda L. Blunkall by deed from Lillian Blunkall, a widow, dated June 12, 1995, of record in Book 9701, Page 103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 425 Edwin Street, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/07/05 10:45 2 pgs
Fees:13.00 Taxes:253.45
20051007-0121268

WITNESS my hand this 22nd day of September, 2005.

James E. Blunkall

Brenda L. Blunkall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Blunkall and Brenda L. Blunkall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22nd day of September, 2005.

State of Tennessee at Large

My Commission expires 01/15/08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

My Commission Expires Jan 15, 2008