WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/05 13:31 2 pgs
Fees:13.00 Taxes:921.30

20051014-0124218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 249,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF OCTOBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/12/09

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, SUITE 22, BRENTWOOD, TN 37027
file # 05-01049

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy Ann Cravens	First Horizon Home Loans	MAP:
120 Sequoyah Lane	P.O. Box 7481	Parcel:155-10A 82.00 CO
Nashville, TN 37221	Springfield OH 45501	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM V. BLACKFORD, AND WIFE, BETTY D. BLACKFORD, TRUSTEES OF THE BLACKFORD JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D OCT 13 2003 AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMY ANN CRAVENS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 120 Sequoyah Lane, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 7th day of October, 2005.

William V. Blackford, Individually

Betty D. Blackford, Individually

William V. Blackford, TRUSTEES OF THE BLACKFORD JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D OCT 13 2003 AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO

Betty D. Blackford, TRUSTEES OF THE BLACKFORD JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D OCT 13 2003 AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM V. BLACKFORD AND BETTY D. BLACKFORD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 7th day of October, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF MCCRORY TRACE ESTATE, OF RECORD IN PLAT BOOK 6900, PAGE 720-723; AND CORRECTED BY SURVEYOR'S INSTRUMENT OF CORRECTION OF RECORD IN BOOK 7825, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN OF REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM V. BLACKFORD AND WIFE, BETTY D. BLACKFORD, INDIVIDUALLY TO WILLIAM V. BLACKFORD AND WIFE, BETTY D. BLACKFORD, TRUSTEES OF THE BLACKFORD JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D OCT. 13, 2003 AS RECORDED ON THE 28TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031028-0158719 AND WARRANTY DEED FROM MICHAEL B. BISHOP AND WIFE, ANNE BISHOP TO WILLIAM V. BLACKFORD AND WIFE, BETTY D. BLACKFORD AS RECORDED ON THE 21ST DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008210082522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Trustees of the Blackford Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustees the Blackford Trust the within named barganor, a trust, and that William V. Blackford and wife, Betty D. Blackford, trustees of the Blackford Trust, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 7th day of October, 2005.

Notary Public

My Commission Expires

