Davidson County DEEDWARR
Recvd: 10/18/05 08:52 2 pgs
Fees:13.00 Taxes:564.62
20051018-0125434

Prepared by (and return to):

GBEC of Tennessee, Inc.
404 BNA Drive Ste 300
Nashville TN 37217
Ph: 615-250-3400 Fax: 615-250-3444
e-mail: terasina@bellsouth.net

Address of new owner:

Eric S Charles
417 Asheford Court
Antioch TN 37013

Responsible for tax payment:

Same

Tax Map-Parcel Numbers 164-13-104

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We , **Andre Leontae Bledsoe and wife, Stacie Kathryn Bledsoe,** hereinafter named the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **Eric S Charles, married**, hereinafter, called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot(s) 169, as shown on the map entitled Asheford Crossing, Section Two, of record in Plat Book 9700, page(s) 171, 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 conveyed to ANDRE LEONTAE BLEDSOE AND WIFE, STACIE KATHRYN BLEDSOE, by deed from BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, of record in Book 10961, page 561, dated May 28, 1998, said Register's Office.

. . This improved (X)unimproved( )property known as .

417 Asheford Court Antioch TN 37013

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 hands this 5th day of October, 2005.

Andre Leontae Bledsoe

Stacie Kathryn Bledsoe

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew Todd Bledsoe the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5 day of October, 2005.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
County of DAVIDSON

My Commission Expires SEPT. 20, 2008

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stacy Kathryn Bledsoe the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5 day of October, 2005.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE)
County of _____)

My Commission Expires SEPT. 20, 2008

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of _____ and who acknowledged that she executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, 2004.

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of _____ the within named bargainor, a corporation (or partnership), and that **he,** as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $152600.00

Mandy Brady
Affiant

Sworn and subscribed before me this 5 day of Oct, 05.

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 20, 2008