WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/05 15:52 2 pgs
Fees:13.00 Taxes:370.00

20051028-0130711

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00
Affiant x Jennie M. Houston BY Danny A. Harris P.O.A.
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF October, 2005
Notary Public
MY COMMISSION EXPIRES: 3-[illegible]-06
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title & Closing Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jennie M. Houston (NAME)	Bank of America, N.A. (NAME)	MAP 60
228 Ewing Drive (ADDRESS)	P O Box 9000 (ADDRESS)	PARCEL 5
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Getzville, NY 14068-9000 (CITY) (STATE) (ZIP)	

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, Freda G. Blair

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennie M. Houston

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Hillhurst Subdivision, Section I, as of record in Book 2331, Page 51, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Freda G. Blair by Quitclaim Deed from Brenda J. Fisher, Trustee, of record in Book 5658, Page 828, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but expressly EXCLUDED therefrom is a tract of land conveyed to State of Tennessee by Warranty Deed from Freda G. Blair of record as Instrument No. 20020821-0100933 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing south margin of Ewing Drive and the east boundary of the Amos Niles Dortch, and wife property; thence with said existing margin easterly 156 feet more or less to a point, said point being 20.33 feet right of Ewing Drive proposed centerline station 20+11.66; thence with the proposed south margin of said road (1) South 72 degrees 02' 51" West 62.41 feet (2) South 78 degrees 30' 20" West 93.42 feet to a point, said point being 34.00 feet right of Ewing Drive proposed centerline station 18+56.67; thence with said boundary North 09 degrees 29' 04" West 10.78 feet to the point of beginning, containing 1164 square feet.

unimproved ( )
This is improved (X) property, known as 228 Ewing Drive, Nashville, TN 37207
(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, 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 hand this 26th day of October, 2005

Freda G. Blair by Willie Levis Godbee

Freda G. Blair by Willie Levis Godbee, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freda G. Blair

the bargainor _____, 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 Madison, Tennessee, this 26th day of October, 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2005, before me personally appeared Willie Levis Godbee to me known to be (or proved to me on the basis of satisfactory evidence) the person who executed the foregoing instrument on behalf of Freda G. Blair and acknowledged that he executed the same as the free act and deed of the said Freda G. Blair.

Witness my hand and official seal at Madison, Tennessee, Davidson County, Tennessee, this 26th day of October, 2005.

My Commission Expires:

3-25-06

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY