PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 46773
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/22/05 09:54 2 pgs
Fees:13.00 Taxes:565.73
20051122-0140894

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristina Ponzetti Justin Ponzetti 1553 Market Square Hermitage, Tennessee 37076	SAME

TAX MAP-PARCEL NUMBERS: 086-08-043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$152,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lacy R Blanton III , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristina Ponzetti and spouse, Justin Ponzetti** hereinafter called the **Grantee**, Grantee's 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 No. 209 on the Plan of Jackson's Retreat Section V-A of record in Book 6250, page 309, Register's Office for said County.

Said Lot No. 209 fronts 75.78 feet on the southerly margin of Market Square and extends back 173.23 feet on the westerly line and 138.77 feet on the easterly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Lacy R. Blanton, III and wife, Tammie C. Snider of record in Book 11226, page 21, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20040318-0030631, Register's Office for said County, Amy Suzanne Blanton conveyed her interest in subject property to Lacy Ray Blanton, III.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6260, Page 309, said Register's Office, which Plan shows a 30 foot minimum building setback line from Market Square, and easement for public utility and drainage purposes along the easterly and line(s) of said lot; and a 2.5 x 25 foot utility anchor easement located on the northwesterly front portion of said lot; and a utility sewer drainage and natural area easement with an 8 inch sewer line lying therein and a flood plain area along the rear line of said lot; The Restrictions of record in Book 5741, page 360, Book 6482, page 679 and By Laws in Book 5745, page 294, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1553 Market Square, Hermitage, Tennessee 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2005.

Lacy R Blanton III

State of TENNESSEE
County of DAVIDSON

On this 18th day of November, 2005 , before me the undersigned authority, personally appeared Lacy R Blanton III , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $152,900.00

Affiant

Sworn and subscribed before me this the 18th day of November, 2005

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

Notary Public

My Commission Expires: