This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050800

Davidson County DEEDWARR
Recvd: 11/30/05 13:51 2 pgs
Fees:13.00 Taxes:950.90
20051130-0144061

**Send Tax Bills To:**
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044-0963

**New Owner is:**
Ashley J. Graham
414 N 17th Street
Nashville, TN 37206

MAP: 83-10
PARCEL: 46.01

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chris Blankenship and wife, Susan Blankenship**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ashley J. Graham**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 on the Resubdivision of McEwen Place, of record in Book 3500, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chris Blankenship and wife, Susan Blankenship from Scott D. Schwesig and wife, Rebecca L. Schwesig by Warranty Deed dated December 3, 2001 and recorded December 4, 2001 in Instrument No. 20011204-0132997, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18 day of November, 2005.

GRANTOR:

Chris Blankenship

Susan Blankenship

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chris Blankenship and wife, Susan Blankenship**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18 day of November, 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

Notary Public

My Commission Expires:_____

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

**SWORN TO** and subscribed
before me this ____ day of
_____, 2005

NOTARY PUBLIC

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My commission expires:

_____

My Commission
Expires March 22, 2008