Davidson County DEEDWARR
Recvd: 12/30/05 13:06 2 pgs
Fees:13.00 Taxes:316.31
20051230-0156957

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,490.00

Rosie K. Blakemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2005.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rosie Blakemore	Option One Mortgage	Map 8
2637 Delk Ave.	1600 Parkwood Circle, Ste. 615	Group 11
Nashville, TN 37208-1918	Atlanta, GA 30339	Parcel 53

FOR AND IN 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

Ernest Alexander Valentine, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rosie Blakemore, a single woman
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:

Being Lot No. 39 on the Plan of Section Two, Normal Heights, as of record in Book 2330, Page 53 and 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the southwesterly side of Delk Avenue and runs back between parallel lines 150.3 feet to the right-of-way of the Tennessee Central Railroad.

BEING the same property conveyed to Ernest Alexander Valentine and wife, Samantha H. Valentine by deed from Oakmont Development Company, of record in Book 2482, Page 271, dated October 27, 1955, Register's Office for said County. The said Samantha H. Valentine is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2337, Page 497 and Book 2401, Page 395, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2330, Page 53 and 54, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2637 Delk Ave., Nashville, TN 37208-1918

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 29th day of December, 2005.

Ernest Alexander Valentine
Ernest Alexander Valentine

FILE BOX 45

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 Ernest Alexander Valentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45