WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/06 08:16 2 pgs
Fees:13.00 Taxes:399.60
20060105-0001337

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$108,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of December, 2005

Notary Public
My Commission expires: 11/25/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jasmine K. Taylor	GMAC Mortgage Corporation	163-11-0-D-018.00CO
2962 Baby Ruth Lane, Unit 18	100 Wimer Road	
Antioch, TN 37013	Horsham, PA 19044-0963	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald E. Blackaby, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jasmine K. Taylor, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 18 on the plan of Hickory Place Townhouses, of record in Book 11190, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald E. Blackaby, unmarried, by deed from Richard R. Dee, II, unmarried, on May 29, 2002, of record in Instrument Number 20020603-0066868, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-11-0-D-018.00CO.
- Subject to all matters as shown on the Plan of record in Book 11190, page 54, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11468, page 921; and Book 11479, page 882; and Book 11641, page 145; and Book 11642, page 255, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11641, page 142, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11641, page 145; and Book 11642, page 255, Register's Office for Davidson County, Tennessee.
- Judgment against Jasmine K. Taylor of record in Book 11641, page 825, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2962 Baby Ruth Lane, Unit 18, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 23, 2005.

Donald E. Blackaby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald E. Blackaby, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 23, 2005

My commission expires 11/25/05

ALAN B. MALONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public