THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $236,500.00. Affiant Subscribed and sworn to before me this 27th day of January, 2006. Notary Public My Commission Expires: 4-25-06
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 24917-11-2005**	

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

Davidson County DEEDWARR
Recvd: 02/02/06 12:48 2 pgs
Fees:13.00 Taxes:875.05

20060202-0013048

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Ditty Jay Kang 5307 Elkins Avenue Nashville, TN 37209	New Owner	Map No.091.15 Parcel No. 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Annise E. Blackwell, married and Hazel A Joyce, unmarried as joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Ditty and Jay Kang** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

has joint tenants with Rights of Survivorship

This is improved property located at 5307 Elkins Avenue, Nashville, TN 37209

Jason Curtis, the spouse of Annise E. Blackwell, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Annise E. Blackwell.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of January, 2006.

Annise E. Blackwell

Hazel A Joyce by A E Blackwell Atty In Fact
Hazel A Joyce, BY: Annise E. Blackwell, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Jason Curtis

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Annise E. Blackwell and Jason Curtis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2006.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

My Commission Expires: Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annise E. Blackwell,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-In-Fact for the said **Hazel A. Joyce** and is authorized by the said **Hazel A. Joyce** to execute this instrument on HER behalf.

Witness my hand, at Office, this 27th day of January, 2006.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

My Commission Expires: Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee being part of Block No. 13 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition to Nashville, of Record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Elkins, formerly Second Avenue at a point 200 feet east of the easterly margin of Richard Avenue; thence with said Avenue eastwardly 75 feet; thence southwardly 180 feet to a proposed alley; thence with said alley westwardly and parallel to Elkins Avenue, 75 feet to a point 171.3 feet east of the easterly margin of Richland Avenue; thence 180 feet to the beginning.

Being the same property conveyed to Annise E. Blackwell and Hazel A. Joyce, as joint tenants with right of survivorship by Deed dated March 19, 2001 from Leslie Sue Shmaruk, unmarried of record in Instrument No. 20010502-0045198, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.