RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is ~~$XXXXXXXX~~ **$146,000.00**

Affiant

Subscribed and sworn before me this the 17th day of March, 2006.

Notary Public
My commission expires: 3-25-06

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/21/06 11:23 2 pgs
Fees:13.00 Taxes:540.20
20060321-0032272

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Linda S Nichols 308 S. Cameron Ct Hermitage, TN 37076	**Same as New Owner**	064-11-0-A-701.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hugh Kevin Blankenship a/k/a Hugh Kevin Blackenship and wife, Shaneeka Blankenship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linda S Nichols, **unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 70, as shown on the map entitled Caleb Chase, of record in Plat Book 6250, page(s) 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HUGH KEVIN BLACKENSHIP, A SINGLE PERSON, by deed from JIMMY DUGGIN, DOYLE DUGGIN, WADE DUGGIN, JOHN COOPER CAMPBELL, SAM CAMPBELL, CHARLES DUGGIN, SHARON HOBGOOD, RICK DUGGIN, FRED DUGGIN, KENNY DUGGIN, GALEN DAVENPORT, RHONDA LIKOS, QUINT DAVENPORT, RONNIE DAVENPORT, LINDA LAZOR AND DAVID LAZOR, of record as Instrument No. 20011212-0137410, dated December 7, 2001, said Register's Office.

On the Deed of record in Instrument No. 20011212-0137410, Register's Office for Davidson County, Tennessee, due to typographical error, the property was incorrectly deeded to HUGH KEVIN BLACKENSHIP. The correct spelling of his name is HUGH KEVIN BLANKENSHIP.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 308 S. Cameron Ct, Hermitage, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of March, 2006.

Hugh Kevin Blankenship
a/k/a Hugh Kevin Blackenship

Shaneeka Blankenship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hugh Kevin Blankenship a/k/a Hugh Kevin Blackenship and Shaneeka Blankenship, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2006.

My commission expires:
11/22/08

Notary Public

