WARRANTY DEED

ZANA C. PETTY
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 $ 75,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2006

_____
Notary Public

MY COMMISSION EXPIRES: 1-27-07
(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:
James E. Blunkall	New Owner	Map 120
1103 Gleaves Glen Dr.		Group 09-0
Mt. Juliet, TN 37122		Parcel 113.00

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

Hershel A. Travis, III and James Travis, Sole Heirs of Rebecca S. Travis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James E. Blunkall, married

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. 5A 80 on the Plan of Glengarry Park Subdivision, Section Five-A, as of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 5A 80 fronts 80 feet on the southeasterly side of Winthorne Drive and extends back 314.1 feet on the northeasterly line and 302.2 feet on the southwesterly line to a dead line in the rear, measuring 80.9 feet thereon.

Being the same property conveyed to Hershel A. Travis, Jr. and wife, Rebecca S. Travis, by deed from Atlas Construction Company, a Tennessee Corporation, of record in Book 4222, Page 119, said Register's Office. The said Hershel A. Travis, Jr. having predeceased Rebecca S. Travis. Rebecca S. Travis died leaving as sole heirs the Grantors herein.

This conveyance is subject to Restrictive Covenants of record in Book 3377, Page 567; Book 3186, Page 148; and Book 2796, Page 604, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 58, 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 1414 Winthorne Drive, Nashville, TN 37217

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 our hands this 5th day of April, 2006.

_____
Hershel A. Travis, III

_____
James Travis

Davidson County DEEDWARR
Recvd: 04/05/06 14:11 2 pgs
Fees:13.00 Taxes:277.50

20060405-0039191

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 Hershel A. Travis, III and James Travis, Sole Heirs of Rebecca S. Travis, 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 5th day of April, 2006.

My Commission Expires: 1.27.07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX