Box8

Davidson County DEEDWARR
Recvd: 04/17/06 14:44 2 pgs
Fees:13.00 Taxes:1609.50
20060417-0043471

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Lacy R. Blanton, III
Margaret P. Blanton
255 Vaughn's Gap Road
Nashville, TN 37205

SEND TAX BILL:

SunTrust Mortgage, Inc.
201 Fourth Avenue N./7th Floor
Nashville, TN 37219

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue N./7th Floor
Nashville, TN 37219

MAP AND PARCEL:
Map 129-02
Parcel 51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph A. Sowell and wife, Joanne F. Sowell**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Lacy R. Blanton, III and wife, Margaret P. Blanton**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Meade Farms, Inc., Section IV, as of record in Plat Book 1835, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Joseph A. Sowell and wife, Joanne F. Sowell, by deed from Joseph James Boyd and wife, Laura Walker Boyd, of record in Book 11312, page 810, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, page 94, said Register's Office, which Plan shows a 100 foot minimum building setback line from Vaughns Gap Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property known as 255 Vaughn's Gap Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness its hand this 13th day of April, 2006.

Joseph A. Sowell

Joanne F. Sowell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joseph A. Sowell and Joanne F. Sowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of April, 2006.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $435,000.00.

AFFIANT

Subscribed and sworn to before me
this 13th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: _____

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007