ADDRESS NEW OWNER and
SEND TAX BILLS:
DAVID SHEARON
2129 East Hill Dr.
Madison 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 05/01/06 08:30 2 pgs
Fees:13.00 Taxes:74.00

20060501-0049216

MAP PARCEL NUMBER:
34 - 10 - 80
34 - 10 - 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND DOLLARS ($20,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THOMAS H. BLANTON and wife, BRENDA F. BLANTON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to DAVID SHEARON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lots No. 18 and 19 in Block 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 18 and 19 front together 50 feet on the south side of Plum Street and run back between parallel lines 100 feet to an alley.

Being Lot No. 20 in Block No. 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 25 feet on Plum Street and runs back between parallel lines 100 feet.

Being the same property conveyed to Thomas H. Blanton by deed dated March 4, 1988 of record in Book 7487, Page 33, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded from this conveyance is in the following described property which was conveyed to James Samuel Stewart, et al, by deed of record in Book 5324, Page 261, Register's Office for Davidson County, Tennessee:

The westerly 20 feet of Lot 18 in Block 3 of the Edenwold Subdivision of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said westerly 20 feet of Lot 18 fronts 20 feet on the front side of Plum Street and runs back between parallel lines to an alley.

Subject to all matters shown on the above referenced plat and to restrictions of record.

Brenda F. Blanton, wife of Thomas H. Blanton, joins in this conveyance for the purpose of conveying all her marital right, title and interest, including but not limited to, homestead and right to take elective share.

This is improved property known as 1322/1324 Plum Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 24th day of April, 2006.

Thomas H. Blanton
THOMAS H. BLANTON

Brenda F. Blanton
BRENDA F. BLANTON

STATE OF AL

COUNTY OF LAUD.

Personally appeared before me, the undersigned Notary Public of said county, THOMAS H. BLANTON and wife, BRENDA F. BLANTON, the within named bargainors 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 24 day of April, 2006.

Rebecca Uhlman
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES 10-01-07

REBECCA UHLMAN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

David Johnson
AFFIANT

Subscribed to and sworn before me, this the 26 day of April, 2006.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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