to: First Title and Escrow Company, Inc.
File Number 25357

Davidson County DEEDWARR
Recvd: 05/19/06 14:42 2 pgs
Fees:13.00 Taxes:2053.50
20060519-0059312

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **06-1265**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **J. D. Eatherly and Eric Glasser, as tenants in common, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Judith S. Blade and Stephen H. Price, as joint tenants with right of survivorship ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 124 on the Plan of Oak Hill Estates, Section Two, of record in Plat Book 4460, page 36-38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J.D. Eatherly and Eric Glasser, as tenants in common, by Special Warranty Deed from CIT Small Business Lending Corp., dated November 9, 2005, of record in Instrument No. 20051117-0138788, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

THIS PROPERTY IS NOT NOW OR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTORS.

Parcel ID # **Map 160, Group 1, Parcel 17CO**
☒ Improved OR
☐ Unimproved property located at: **853 Forest Hills Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **15th** day of **May, 2006.**

J. D. Eatherly

Eric Glasser

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J. D. Eatherly and Eric Glasser** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/he/theirr free Act and Deed.

Witness my hand and Notarial Seal on this the **15th** day of **May, 2006.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Notary Public

My Commission Expires:

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$555,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judith S. Blade
Affiant

Subscribed and sworn to before me on this the **15th** day of **May, 2006.**

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

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Owner's Name: **Judith S. Blade and Stephen H. Price**

and Address: **853 Forest Hills Drive, Nashville, TN 37220**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Countrywide Home Loans
Post Office Box 961206 FTWX-22
Fort Worth, Texas 76161