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 $142,500.00.

Affiant

Subscribed and sworn before me this the 21st day of September, 2006.

Notary Public
My commission expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Davidson County DEEDWARR
Recvd: 09/26/06 11:21 2 pgs
Fees:13.00 Taxes:527.25
20060926-0118985

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shawn Blackney 252 Thuss Avenue Nashville, TN 37211	Bank of America NA 900 W Trade Street Gateway Village, 3rd Floor Charlotte NC 28255-0001	133-02-57

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, Rita A. Huffer and husband, Svend D.Thomsen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shawn Blackney and wife, Margaret Blackney, as Joint Tenants with Right of Survivorship, 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 No. 27 on the Map of Woodbine sales Corporation Plan of Lots called Pleasant View, as of record in Book 1130, page 43, Register's Office for Davdison County,Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rita A. Huffer and husband, Svend D. Thomsen, by deed of record in Instrument No. 20060509-0054458, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 252 Thuss Avenue, Nashville, TN 37211.

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 21st day of September, 2006.

Rita A. Huffer

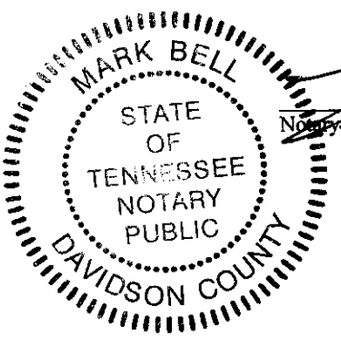
Svend D.Thomsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rita A. Huffer and Svend D.Thomsen, 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 21st day of September, 2006.

My commission expires:
11/22/08



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public