07

Realty Title
Bk 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00 $167,900.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Davidson County DEEDWARR
Recvd: 12/22/06 10:55 2 pgs
Fees:13.00 Taxes:621.23
20061222-0158002

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Blanton	Allied Home Mortgage	108-04-O-A
(NAME)	(NAME)	(MAP)
905 Carlisle Court South	6110 Pinemont, Ste. 215	043.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Houston, TX 77092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, S. Shawn Sullivan*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jason Blanton and wife, Gloria Blanton, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:
***unmarried**

LAND in Davidson County, TN, BEING Lot No. 93, on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, page 326, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to S. Shawn Sullivan, by deed from Belinda J. Blair Smith, married, dated May 29, 1998, of record in Book 10959, page 111, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 905 Carlisle Court South, Nashville, Tennessee 37214

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 my/our hand(s) this 15th day of December, 2006.

S. Shawn Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared S. Shawn Sullivan; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ///*his oath(s) acknowledged ///////////*himself to be the within named bargainor(s), and that ///*he executed the foregoing instrument of ///*his free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December, 2006.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY