File No. 06WH0275

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/06 13:59 2 pgs
Fees:13.00 Taxes:284.90

20061228-0160263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia L. Martin	First Franklin, a division of National City Bank	142-4-A-93.00 CO
(NAME)	(NAME)	
214 Old Hickory Blvd, Unit 93	P.O. Box 6759	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Springfield, OH 45501	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **JIM YOUNGBLOOD, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA L. MARTIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 93 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed, of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jim Youngblood by deed dated 07/08/2005 from Emil G. Shapach, III, of record in Instrument No. 20050711-0080124, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as: 214 Old Hickory Blvd, Unit 93, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of December, 2006.

Jim Youngblood by Carey Thompson, Attorney-in-Fact

Jim Youngblood by Carey Thompson, Attorney-in-Fact
by Power of Attorney recorded immediately prior hereto
as Instrument No. 200612280160762

STATE OF TENNESSEE

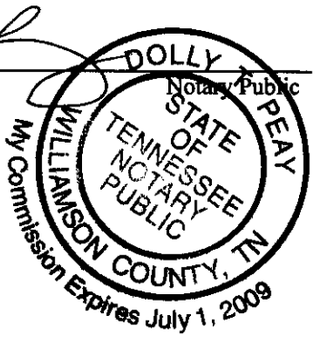
COUNTY OF DAVIDSON

On this the 21st day of December, 2006, before me personally appeared CAREY THOMPSON to me known to be the person acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf of JIM YOUNGBLOOD as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said JIM YOUNGBLOOD.

Witness my hand at office this 21st day of December, 2006.

Commission expires:

Notary Public



File Number: 06WH0275

RETURN TO:

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White House, TN 37188