Davidson County DEEDWARR
Recvd: 03/12/07 11:35 2 pgs
Fees:13.00 Taxes:832.50

20070312-0029988

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
JRT Property Management, Inc.	New Owner	Map 175.00-0
101 Space Park South Drive		Group
Nashville, TN 37211		Parcel 200.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles J. Brady, Jr. and Laura Ward, Devisees of the Estate of Gwenn Blessing (a/k/a Gwendolyn Blessing)

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

JRT Property Management, Inc.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2 on the Plan of Blessing Subdivision, of record in Plat Book 9700, page 996, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Bertie Ethelle Blessing by deed from W.H. Blessing of record in Book 2700, page 313, Register's Office for Davidson County, Tennessee, the said Bertie Ethelle Blessing having since died. The Will of Bertie Ethelle Blessing of record in Will Book 102, page 56, Probate Court Clerk's Office, Davidson County, TN, and in Book 5359, page 596, Register's Office for said County, devised the subject property to Gwendolyn Eloise Blessing, who has since died. The Will of Gwendolyn Eloise Blessing (a/k/a Gwenn Blessing) of record in File No. 95P-911, Probate Clerk's Office for Davidson County, TN, and in Book 11633, page 460, Register's Office for said County, devised the above property to Charles J. Brady, Jr. and Laura Ward (a/k/a Laura B. Ward).

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as Old Hickory Boulevard, Nashville, TN 37013

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 our hands this 9th day of March, 2007.

Charles J. Brady, Jr.

Laura Ward

Laura Ward

FILE BOX 45

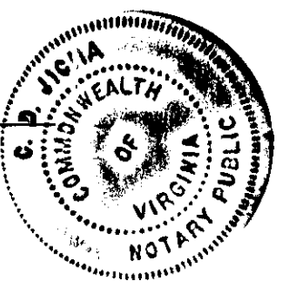
STATE OF VIRGINIA
COUNTY OF PORTSMOUTH CITY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Brady, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of March, 2007.

My Commission Expires: 3-31-2009

G. D. Jicha
Notary Public



STATE OF NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of March, 2007.

My Commission Expires: March 25, 2009

Rachel Wilson
Notary Public

