This instrument prepared by:
and return to:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/02/07 10:26 2 pgs
Fees:13.00 Taxes:407.00
20070502-0052326

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of April, 2007, by and between Joni K Cockrill, an unmarried woman, party of the first part, and Terrance M Blair, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 57 on the Plan of Timbertrail, Section 4, as shown on survey and plat of same appearing of record in Plat Book 5200, Page 634, 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 all or part of the same property conveyed to Joni K. Cockrill by virtue of that certain Cash Deed dated January 19, 2007, at Instrument No. 200701290011412, being previously conveyed to Secretary of Housing dated February 9, 2005, recorded in Instrument No. 20050826-0102361, in the Register's Office of Davidson County, Tennessee.

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

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6515, Page 1 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Joni K. Cockrill
Joni K Cockrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joni K Cockrill, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Terrance M Blair
1708 Autumn Ridge
Nashville, TN 37207

Tax Parcel No 032-13-0 078.00

Property Address: 1708 Autumn Ridge
Nashville, TN 37207

MAIL TAX
BILLS TO:

Suntrust Mortgage
901 Semmes Avenue, Richmond, VA 23224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Terrance Blair
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of April, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

