Record and Return to:
Prepared By:
~~Chapman and Rosenthal Title, Inc.~~
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

P-07-1405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

MY COMMISSION EXPIRES NOV 22 2010

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Blackwell	new owner	
1405 Ramble Hill Lane (ADDRESS)	(NAME) (ADDRESS)	172-14-0A055.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVERN FROSS AND WIFE, IVA FROSS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS BLACKWELL AND WIFE, ROBIN BLACKWELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying I the Sixth Civil District of Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Section Two of Wesford Downs of record in Plat Book 9700, Page 593, and 594, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenn F. Myers and Tara L. Pallant, by Warranty Deed, from Beazer Homes Corporation, of record in Instrument No. 20000829-0095071, Register's Office for Davidson County, Tennessee, dated August 18, 2000, and recorded August 29, 2000.

Further conveyed to Arece D. Steucy, by Warranty Deed, from Glenn F. Myers and wife, Tara L. Myers, fka Tara L. Pallant, of record in Instrument No. 20060619-0072878, Register's Office for Davidson County, Tennessee, dated May 31, 2006, and recorded June 19, 2006.

Further convyed to LaVern and Iva Fross, by Substitute Trustee's Deed, from William Timothy Hill as Substitute Trustee, of record in Instrument No. 20061214-0154239, Register's Office for Davidson County, Tennessee, dated December 13, 2006, and Recorded December 14, 2006.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1405 Ramble Hill Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/03/07 08:57 2 pgs
Fees:13.00 Taxes:1350.50
20070503-0052835

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 27th day of April, 2007.

LaVern Fross

Iva Fross

STATE OF TENNESSEE

COUNTY OF Williamson

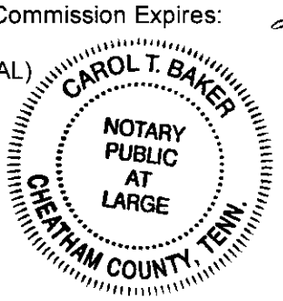
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that LaVern Fross and Iva Fross personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of April, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800