Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1165

Davidson County DEEDWARR
Recvd: 07/05/07 10:20 2 pgs
Fees:13.00 Taxes:804.75
20070705-0079881

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon N. Hendry, and husband, Jason T. Ryan** , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey T. Blackwell, and wife, Dorothy A. Blackwell,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 73 on the Plan of Versailles Townhomes Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code annotated, and as established by a Master Deed of record in Book 5168, Page 944, and as amended in Book 7770, Page 955, and in Book 8434, Page 719, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to siad unit as set forth in said Master Deed, which plan and record thereof are incorporated herin and made a part hereof by reference.

Being the same property conveyed to Shannon N. Hendry by deed dated January 31, 2002 from Brian S. Good and wife, Lori J. Good of record in Instrument No. 20020205-0016056, Register's Office for Davidson County, Tennessee. Jason T. Ryan, spouse of Shannon N. Hendry, joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3000 Hillsboro Pike, Unit 73, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of May, 2007

Shannon N. Hendry

Jason T. Ryan

State of Tennessee)
County of Davidson)

On this 31st day of May, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shannon N. Hendry and Jason T. Ryan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 217,500.00.

Affiant

Sworn and subscribed before me on this the 31st day of May, 2007.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jeffrey T. Blackwell	Taylor, Bean, & Whitaker	117-3-A-73CO
3000 Hillsboro Pike, Unit 73	1417 N. Magnolia Avenue	
Nashville, TN 37215	Ocala, FL 34475	