WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 12:14 2 pgs
Fees:13.00 Taxes:554.63

20070705-0080005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 2007

SHEILA M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/31/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette K. Blackwell (NAME)	Suntrust Mortgage, Inc. (NAME)	MAP 52.06
732 Tahlena Avenue (ADDRESS)	P.O. Box 26149 (ADDRESS)	PARCEL 78
Madison, TN 37115 (CITY) (STATE) (ZIP)	Richmond, VA 23260-6148 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert B. Tishaw and wife, Tamara Tishaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annette K. Blackwell and husband, Leslie Edward Blackwell

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:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows: BEING Northerly 75 feet of Lot No. 67 and the Southerly 25 feet of Lot No. 68 on the Map of Madison Heights Subdivision, Section 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 67 and 68 front together 100 feet on the Westerly side of Tahlena Avenue and run back 260 feet, more or less, on the Northerly line and 248 feet, more or less, on the Southerly line to the Easterly line of Lots Nos. 61 and 62, measuring 100 feet thereon.

Being the same property conveyed to Robert B. Tishaw and wife, Tamara Tishaw by Warranty Deed dated June 20, 2005, from Delbert Gregory Overbey and wife, Kelley Lynn Overbey, of record by Instrument No. 20050624-0072989, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 732 Tahlena Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 21st day of June, 2007

Robert B Tishaw
Robert B. Tishaw

Tamara Tishaw
Tamara Tishaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Tishaw and wife, Tamara Tishaw

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 1st Wday of June 2007.

Commission expires 9/12/07

DANIEL L. BISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public