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Realty Title
45-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $104,450.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2007.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/31/07 13:22 2 pgs
Fees:13.00 Taxes:386.47
20070731-0090794

03-0706-34821

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Susan Ghorbani<br>2410 Brasher Avenue<br>Nashville TN 37206 | Countrywide Home Loans, Inc.<br>P.O. Box 660694<br>Dallas, TX 75266-0694 | 72-13-0-157 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Blunkall, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Susan Ghorbani, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 105, on the Plan of Revision of part of Trevecca, of record in Book 421, Page 169, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Blunkall, a married man, by deed from Dianna Lee Mullins and husband, Thomas Lee Mullins, dated 02/21/07, recorded 02/23/07, of record in Instrument No. 20070223-0022755, Register's Office for Davidson County, Tennessee.

Brenda Blunkall, wife of James E. Blunkall, hereby joins in the conveyance of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2410 Brasher Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12 day of July, 2007.

James E. Blunkall

Brenda Blunkall

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Blunkall and Brenda Blunkall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12 day of July, 2007.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON * NOTARY PUBLIC AT LARGE * WILSON CO. TENN.

My Commission expires
2-24-08