Davidson County DEEDWARR
Recvd: 08/27/07 10:35 2 pgs
Fees:13.00 Taxes:436.60

20070827-0102265

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 16th day of August, 2007.

Notary Public My Commission Expires: 09/08/07
My commission expires:

08-0708-91186

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edgar Williams		61-06-0-088
4131 Edwards Avenue	Same	
Nashville TN 37216		

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, **Wallace H. Blunkall and wife, Mary Frances Blunkall**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edgar Williams and wife, Pamela Williams**, 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 the southerly 16 feet of Lot No. 131 and the northerly 38 feet of Lot No. 132, on the Plan of Maplewood Heights Subdivision, of record in Book 547, Page 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lots No. 131 and 132 front together 54 feet on the westerly side of Edwards Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Wallace H. Blunkall, unmarried by deed from Edith Marie West, dated November 14, 2001, recorded November 26, 2001, of record in Instrument No. 20011126-0128706, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas E. Stewart, Trustee by Quitclaim Deed from Wallace H. Blunkall and further conveyed to Wallace H. Blunkall and wife, Mary Frances Blunkall by Quitclaim Deed from Thomas E. Stewart, Trustee, dated June 18, 2003, recorded July 14, 2003, of record in Instrument No. 20030714-0097697, Register's Office for Davidson County, Tennessee.

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 4131 Edwards Avenue, Nashville, TN 37216

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 16th day of August, 2007.

Wallace H. Blunkall Mary Frances Blunkall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wallace H. Blunkall and Mary Frances 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 Goodlettsville, TN, this 16th day of August, 2007.

State of Tennessee at Large

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

My Commission expires: 9/15/2010

Return to:
Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075