Davidson County DEEDWARR
Recvd: 10/02/07 12:41 2 pgs
Fees:13.00 Taxes:636.40

20071002-0117308

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

G-VRE-07-1005

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blaine Enterprise, LLC	Blaine Enterprises, LLC (NAME)	
94 Victoria Park ~~1005 Chicamauga Avenue~~ (ADDRESS)	94 Victoria Park (ADDRESS)	
Nashville, TN ~~37206~~ 37205 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	82-8-371

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUFUS O. EVANS AND WIFE, NANNIE Y. EVANS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLAINE ENTERPRISE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF THE SOUTHERLY 150 FEET OF LOT NO. 56 ON THE PLAN OF STRATTON AND SEYMOUR'S ADDITION TO NASHVILLE OF RECORD IN BOOK 57, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 56 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CHICAMAUGA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO THE SOUTHERLY MARGIN OF A PROPOSED ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RUFUS O. EVANS AND WIFE, NANNIE Y. EVANS BY CASH DEED FOR TENNESSEE FROM SAMUEL J. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED ON THE 8TH DAY OF JULY, 1987 IN BOOK 7290, PAGE 627, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1005 Chicamauga Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of September, 2007.

Rufus O. Evans

Nannie Y. Evans

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rufus O. Evans and Nannie Y. Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2007.

Notary Public

My Commission Expires: 11/27/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903