Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Gina Canaday
Affiant

Subscribed and sworn to before me, this 27th day of September 2007.

Notary Public
My commission expires: My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 10/12/07 10:11 2 pgs
Fees:13.00 Taxes:425.50
20071012-0121356

Address of New Owner:	Send Tax Bills to:	Tax Information
Robin O. Blubaugh	U.S. Bank N.A.	Map 52-05 Parcel 192
873 Idlewild Drive	P.O. Box 20005	
Madison, TN 37115	Owensboro, KY 42304-0005	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Edward Pharris Jr and wife Lori Pharris,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robin O. Blubaugh, unmarried, and Misty A. Yancer, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 9 on the Map of the Subdivision of Lots 35, 36, and 37 of a part of the H.D. Chadwell Tract, as of record in Book 547, page 60. Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Idlewild Place, 1700 feet more or less west from the centerline of Neely's Bend Road, being 80 fee west of the southwest corner of the property conveyed to Mrs. Alberta Tate Harris, by deed in Book 1349, page 439; thence north 8' East 208.2 feet to a point; thence south 22' East 131 feet to a point; thence south 1' East 85 feet to a point in the north margin of Idlewild Place; at the southwest corner of the Harris lot, above referred to; thence with the margin of said Idlewild Place, westerly 80 feet to the point of beginning.

Being the same property conveyed to Ronald Edward Pharris, Jr. by deed from John W. Williams and wife Frankie R. Williams of record in Book 9047, page 696, said Register's Office, dated August 13, 1993.

This conveyance is made subject to the following:
1) Taxes for the year of 2007 a lien, not yet due and payable. 2) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 3) All matters shown on the Plan of record in Book 547, page 60, said Register's Office. 4) Easement for flow of Crittenden Branch. 5) Easement for flow of Gibsons Creek. 6) Title to any portion of said land lying in the bed or banks of the Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river. 7) Title to that portion of the premises, if any, embraced within the bounds of any streets, roads or highways.

This property is improved property known as 873 Idlewild Drive, Madison, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 27th day of September, 2007.

Ronald Edward Pharris Jr.

Ronald Edward Pharris Jr

Lori Pharris

Lori Pharris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Edward Pharris Jr and Lori Pharris** 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 Franklin, Tennessee, this the 27th day of September, 2007.

Notary Public

My Commission expires: 11-22-2010

FILE NO: TN2007090564

DANIELLE GRIGGS
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010