WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/07 14:59 2 pgs
Fees:13.00 Taxes:1037.85

20071219-0145776

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$280,500.00**

AFFIANT

RENEE MAGGART STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30th DAY OF NOVEMBER, **2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES July 29, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
BRIAN JAMES VASKE	**SAME**	**118-10-34.00**
911 SUTTON HILL RD.		
NASHVILLE, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF **$280,500.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHEN C. BLOCKER AND WIFE, FLORA K. BLOCKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

BRIAN JAMES VASKE, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 54 on the Map of Sutton Hill Section of Marengo Park as of record in Book 974, page 67, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen C. Blocker and wife, Flora K. Blocker by Warranty Deed from Charles E. Hooper and wife, Janet W. Hooper dated 10/20/78 and filed for record on 10/25/78 in Book 5355, page 256, Register's Office for Davidson County, Tennessee.

See also, Power of Attorneys of record in Instrument # 20071219-0145774 **, and Instrument #** 20071219-0145775 **, said Register's Office.**

Subject to all matters of record in the Plan of Record in Plat Book 974, page 67, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **911 SUTTON HILL RD. NASHVILLE, TN 37204**

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 ever 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 my hand this **30TH** day of **NOVEMBER, 2007**

Stephen C. Blocker

STEPHEN C. BLOCKER BY _____ **AS ATTORNEY-IN-FACT**

Flora K. Blocker

FLORA K. BLOCKER BY _____ **AS ATTORNEY-IN-FACT**

STATE OF **TENNESSEE**
COUNTY OF Sumner

On this **30TH** day of **NOVEMBER, 2007,** before me personally appeared Charles J. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **STEPHEN C. BLOCKER,** and who acknowledged that he executed the same as the free act and deed of **STEPHEN C. BLOCKER.**

Witness my hand and official seal.

Renee Maggart
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: July 29, 2009

RENEE MAGGART STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF **TENNESSEE**
COUNTY OF Sumner

On this **30TH** day of **NOVEMBER, 2007,** before me personally appeared Charles J. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **FLORA K. BLOCKER,** and who acknowledged that he executed the same as the free act and deed of **FLORA K. BLOCKER.**

Witness my hand and official seal.

Renee Maggart
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: July 29, 2009

RENEE MAGGART STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY