Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/03/08 10:10 2 pgs
Fees:13.00 Taxes:314.50

20080103-0000544

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2007.

Notary Public
My commission expires: 02/24/08

06-0712-72937

Address of New Owner:	Send Tax Bills to:	Tax Information
James E. Blunkall ~~2853 Twin Lawn Drive~~ ~~Nashville TN 37214~~	New Owner 1103 Sleepy Hollow Dr Mt Juliet TN 37122	96-14-0-089

1103 Sleepy Hollow Dr Mt Juliet TN 37122

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, Pamela M. Bernyk, an unmarried woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to James E. Blunkall, a married man, hereinafter called the Grantee, his 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. 136, on the Plan of Twin Lawn, of record in Book 2331, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Bernyk and wife, Linda M. Bernyk by deed from Pamela Gentry Salas, and unmarried person, dated December 4, 1995, recorded December 6, 1995, of record in Book 9879, Page 996, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pamela M. Bernyk, an unmarried person by Quitclaim Deed from Charles M. Bernyk and wife, Linda M. Bernyk dated August 20, 1998, recorded August 26, 1998, of record in Book 11082, Page 652, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pamela M. Bernyk, unmarried by Quitclaim Deed from Pamela M. Bernyk, an unmarried person, and Charles M. Bernyk and wife, Linda M. Bernyk, dated September 16, 2004, recorded September 23, 2004, of record in Instrument No. 20040923-0114825, 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 2853 Twin Lawn Drive, Nashville, TN 37214

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantors is lawfully seised 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 does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 31st day of December, 2007.

Pamela M. Bernyk

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela M. Bernyk, 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 Mt. Juliet, TN, this 31st day of December, 2007.

Kathleen Tomlinson

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

My Commission expires 02/24/08