Davidson County DEEDWARR
Recvd: 02/05/08 14:09 3 pgs
Fees:18.00 Taxes:1908.83
20080205-0012112

WARRANTY DEED

P-08-868

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Charles Otis Blackmon	New Owner	
868 Hillhaven Court	(NAME)	160-06-0-044.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD L. HAGEMEYER AND WIFE, CAROLE W. HAGEMEYER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES OTIS BLACKMON, AN UNMARRIED PERSON, hereinafter called the Grantees, 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 Lot No. 210 on the Plan of Oak Hill Estates, Section II of record in Plat Book 4460, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 210 fronts 119 feet on the easterly margin of Hillhaven Court and extends back between lines measuring 288.47 feet on the southerly line and 350 feet on the northerly line to a dead line in the rear measuring 228.18 feet thereon.

Being the same property conveyed to Richard L. Hagemeyer et ux. Carole W. Hagemeyer by deed from Robert L. Jackson et ux. Elizabeth M. Jackson of record in Book 6508, Page 81, in the Register's Office for Davidson County, Tennessee, dated February 26, 1982.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 868 Hillhaven Court, Nashville, Tennessee 37220
(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 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 forever 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/our hand(s) this 31st day of January, 2008.

Richard L. Hagemeyer

Carole W. Hagemeyer

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Hagemeyer and wife, Carole W. Hagemeyer the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2008.

Notary Public

My Commission Expires: 2/5/09

(SEAL)

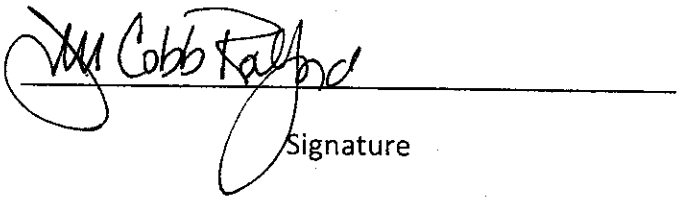
CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

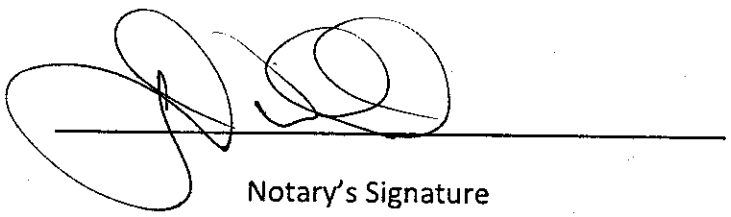


Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1-23-2010.

