WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/08 08:11 3 pgs
Fees:18.00 Taxes:435.68
20080219-0015382

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ABBY N. GIFFORD	SUNTRUST MORTGAGE, INC.	MAP 147-07 A PAR 8.00C0
(NAME)	(NAME)	
4954 EDMONDSON PIKE, #0-8	P.O. BOX 57028	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	IRVINE, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MALVERY BLEDSOE, a widow, by and through WALTER CRAIG BLEDSOE, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBY N. GIFFORD, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 8 on the Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Walter Bledsoe and wife, Malvery Bledsoe by deed of record in Book 10622, page 925, Register's Office for Davidson County, Tennessee; the said Walter Bledsoe having since died 9/24/02 the property vests in Malvery Bledsoe as surviving tenant by the entirety.

Walter Craig Bledsoe executes this instrument as Attorney in Fact for Malvery Hughes Bledsoe pursuant to Durable General Power of Attorney of record in Instrument No. 20080219-0015381, Register's Office for Davidson County, Tennessee.

MALVERY HUGHES BLEDSOE and MALVERY BLEDSOE are one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 4954 EDMONDSON PIKE, #0-8, NASHVILLE, TN 37211
(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 hand(s) this 2/14/2008.

Malvery Hughes Bledsoe
MALVERY BLEDSOE

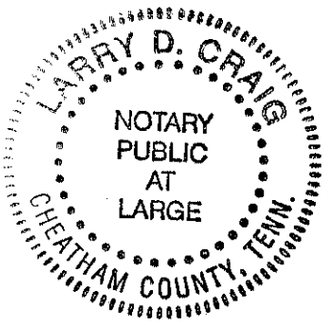
Walter Craig Bledsoe
BY: Walter Craig Bledsoe, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Walter Craig Bledsoe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the Attorney In Fact for Malvery Bledsoe and is authorized by Malvery Bledsoe to execute this instrument on her behalf.

WITNESS my hand and official seal this 14^{the} day of February, 2008.



NOTARY PUBLIC

My commission expires: 12-21-2011

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

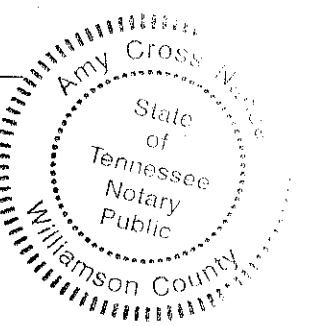
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature



MY COMMISSON EXPIRES: 3/29/11.