Davidson County DEEDWARR
Recvd: 02/28/08 13:00 2 pgs
Fees:13.00 Taxes:409.18
20080228-0019748

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Terry D. Felts
Carrie L. Felts
1210-A Thompson Place
Nashville, TN 37217

SEND TAX BILL:
Taylor Bean & Whitaker
P.O. Box 628204
Orlando, FL 32862

MORTGAGEE:

MAP AND PARCEL:
Map 107-13
Parcel 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher D. Blackburn and wife, Catherine A. Blackburn**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Terry D. Felts and wife, Carrie L. Felts**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) No. 286, as shown on the map entitled the Plan of Miro Meadows Subdivision, Second Addition, of record in Plat Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Christopher D. Blackburn and wife, Catherine A. Blackburn, by quitclaim deed from William Dale Gentry and Deborah L. Gentry, husband and wife, of record in Book 11289, page 330, dated December 18, 1998, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1210-A Thompson Place, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of February, 2008.

Christopher D. Blackburn

Christopher D. Blackburn

Catherine A. Blackburn

Catherine A. Blackburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Christopher D. Blackburn and Catherine A. Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of February, 2008.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $110,590.00.

AFFIANT

Subscribed and sworn to before me
this 25 day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY