WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 11:13 2 pgs
Fees:13.00 Taxes:506.90

20080414-0037448

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winford L. Blackburn (NAME)	Suntrust Mortgage, Inc (NAME)	07601003600
118 Rebecca Drive ~~XXXXXXXXXXXXXX~~ (ADDRESS)	P.O. Box 26149 (ADDRESS)	
Hendersonville, TN 37075 ~~Old Hickory, TN 37138~~ (CITY) (STATE) (ZIP)	Richmond, VA 23260-6149 (CITY) (STATE) (ZIP)	07601003600

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, WE, Philip E. Dildine and wife, Jacquelyn Schuster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winford L. Blackburn and wife, Abby Blackburn

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

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Lot No. 24 on the Plan of Oak Creek Subdivision as of record in Plat Book 5200, Page 96, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description of said lot.

Said Lot No. 24 fronts 115 feet on the westerly margin of Rehnea Drive and runs back 111.14 feet on the northeasterly line and 166.18 feet on the southwesterly line to a rear line of 85.07 feet.

Being the same property conveyed to Philip E. Dildine and wife, Jacquelyn Schuster by Warranty Deed from J. Fred Callum and Donna Callum on May 25, 2006 of record in Instrument No. 20060530-0062639, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO Restrictions of record in Book 5360, Page 572 and Book 5382, Page 827, Register's Office for Davidson County, Tennessee, FURTHER Subject to the Plan of Oak Creek Subdivision of record in Plat Book 5200, Page 96, Regiter's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

unimproved ( )
This is improved (X) property, known as 663 Rehnea Drive, Old Hickory, TN 37138
(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 our hand s this 11th day of April 2008

Philip E. Dildine

Jacquelyn Schuster

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 Philip E. Dildine and wife, Jacquelyn Schuster

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 11th day of April, 2008.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY