Davidson County DEEDWARR
Recvd: 04/22/08 10:44 2 pgs
Fees:13.00 Taxes:395.90

20080422-0040973

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

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2008.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

06-0803-72994

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Elizabeth D. Blakely	Bank of America	96-14-0-089
2853 Twin Lawn Drive	9000 Southside Blvd, Bldg 600	
Nashville TN 37214	Jacksonville, FL 32256	

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, James E. Blunkall, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth D. Blakely, a single person, hereinafter called the Grantees, their 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, an unmarried person, dated December 4, 1995, recorded December 6, 1995, of record in Book 9879, Page 996, Register's Office for Davidson County, Tennessee. Charles M. Bernyk and wife, Linda M. Bernyk conveyed to Pamela M. Bernyk, an unmarried person by Quitclaim Deed dated August 20, 1998, recorded August 26, 1998, of record in Book 11082, Page 652, said Register's Office. Pamela M. Bernyk, an unmarried person and Charles M. Bernyk and wife, Linda M. Bernyk conveyed subject property to Pamela B. Bernyk, unmarried by Quitclaim Deed dated September 16, 2004, recorded September 23, 2004, of record in Instrument No. 20040923-0114825, said Register's Office.

Further being the same property conveyed to James E. Blunkall by deed from Pamela M. Bernyk, an unmarried woman, dated December 31, 2007, recorded January 3, 2008, of record in Instrument No. 20080103-0000544, Register's Office for Davidson County, Tennessee.

Said property is for investment purposes only and has never been the residence of the grantor or his spouse.

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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 8th day of April, 2008.

James E. Blunkall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Blunkall, 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 8th day of April, 2008.

Kathleen Tomlinson

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12