03

Realty Title
48-A

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 05/16/08 15:10 2 pgs
Fees:13.00 Taxes:804.75
20080516-0050735



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,500.00 .

Karen Colbert
Affiant

Subscribed and sworn to before me this 13th day of May, 2008.

Notary Public
My Commission Expires 04/22/09

08-0201

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rowena Gale Corcoran	Realty Mortgage Corp.	126-15-A
7925 Boone Trace	215 Kathrine Dr.	57.00 CO
Nashville, TN 37221	Flowood, MS 39232	

WARRANTY DEED

For and in 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 **John W. Blanton and wife, Jan E. Blanton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rowena Gale Corcoran**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Boone Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Blanton and wife, Jan E. Blanton by deed from Thomas D. Frontera and wife, Michelle M. Fontera, dated July 29, 1998, recorded in Book 11046, Page 581, Register's Office for said County.

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

This is improved property located at **7925 Boone Trace, Nashville, TN 37221.**

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 hands this 13th day of May, 2008.

John W. Blanton

Jan E. Blanton

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 **John W. Blanton and wife, Jan E. Blanton**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of May, 2008.

Notary Public

My Commission Expires: 04/22/09

