Davidson County DEEDWARR
Recvd: 05/30/08 13:00 2 pgs
Fees:13.00 Taxes:231.25

20080530-0055134

Return To:
Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $62,500.00

Affiant

Subscribed and sworn to before me, this 9th day of May 2008.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher A. Blankenship	Countrywide Bank, FSB	71-8-220.00
532 Wesley Avenue	PO Box 961206	
Nashville, TN 37207	Ft Worth, TX 76161	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff Acree and Beverly June Acree (f/k/a Beverly Arnold), husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christopher A. Blankenship and Susan E. Blankenship, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 43, JOYWOOD HEIGHTS, SECTION ONE, as shown on plat of record in Plat Book 1130, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jeffery A. McKnight and Yolanda A. McKnight, married to Jeff Acree, unmarried and Beverly Arnold, unmarried of record in Instrument No. 20061213-0153959, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 2008 and subsequent years, a lien not yet due and payable. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOYWOOD HEIGHTS, SECTION ONE, as recorded in Plat Book 1130, Page(s) 91, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) Any and all other easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 532 Wesley Avenue, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 9th day of May, 2008.

Jeff Acree

Jeff Acree
By Danielle Griggs, attorney-in-fact

Beverly June Acree

Beverly June Acree
By Danielle Griggs, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **, Danielle Griggs,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Jeff Acree and Beverly June Acree** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Jeff Acree and Beverly June Acree.**

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of May, 2008.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2008040777