39B

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2008<br>Notary Public<br>MY COMMISSION EXPIRES: 5-22-10<br>(AFFIX SEAL) |

Davidson County DEEDWARR
Recvd: 07/15/08 11:49 2 pg
Fees:13.00 Taxes:832.50
20080715-0072500

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| John S. Blanco | J.P. Morgan Chase Bank, N.A. | MAP 104-050 |
| 117 37th Avenue North | 1901 Roxborough Rd Ste. 406 | PARCEL 050.00 |
| Nashville, TN 37209 | Charlotte, NC 28211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Casey Morgan and wife, Stephanie Morgan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John S. Blanco and wife, Yvonne C. Blanco**

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:

Land in Davidson county, Tennessee, being Lot No. 150 on the Plan of West Grove Subdivision, of record in Plat book 421 page 109, in the Registers Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Casey Morgan and Stephanie Morgan by deed from Cristina C. Suarez of record as Instrument No. 20051130-0144120, in the Registers Office for Davidson County, Tennessee, dated November 21, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **117 37th Avenue North, Nashville, TN 37209.**

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 the 30th day of June, 2008.

Casey Morgan by Kimberly Davis, Atty-in-Fact
Casey Morgan by Kimberly Davis, Attorney-in-Fact

Stephanie Morgan by Kimberly Davis, Atty-in-Fact
Stephanie Morgan by Kimberly Davis, Attorney-in-Fact

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 **Kimberly** Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)and who acknowledged that she executed the within instrument on behalf of **Casey Morgan**, as his Attorney-in-Fact, as the free act and deed of the within named **Casey Morgan.**

Witness my hand and official seal this the 30th day of June, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 **Kimberly Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stephanie Morgan**, as her Attorney in Fact, as the free act and deed of the within named **Stephanie Morgan**.

Witness my hand and official seal this the 30th day of June, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN