Davidson County DEEDWARR
Recvd: 08/21/08 10:21 2 pgs
Fees:13.00 Taxes:720.02

20080821-0085903

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $194,600.00.

Affiant

Subscribed and sworn before me this the 14th day of August, 2008.

Notary Public
My commission expires:

MARILYN PAINTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary H. Blackburn 601 Hickory Blvd Unit #123 Brentwood, TN 37027	SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619	171-3B-306

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric J Gullett, unmarried, and Larry C. Gullett and wife, Kathy Gullett**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary Blackburn, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

*A/K/A Mary H. Blackburn

Land in Davidson County, Tennessee, being Lot No. Unit 68, Phase Two, Section Seven, on the Plan of Townhomes of Fredericksburg, as of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIC J. GULLETT, AN UNMARRIED MAN, AND LARRY C. GULLETT, A MARRIED MAN, by deed from DOWANN GRAY, NKA DOWANN PACK, AN UNMARRIED WOMAN, of record as Instrument No. 20081219-0151703, dated December 15, 2005, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 601 Hickory Blvd Unit #123, Brentwood, TN 37027.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 14th day of August, 2008.

Eric J Gullett

Larry C. Gullett

Kathy Gullett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric J Gullett and Larry C. Gullett and Kathy Gullett, 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 and official seal this 14th day of August, 2008.

My commission expires:

11/22/08

Notary Public

