THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28645-04-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 17th day of April, 2009. Notary Public GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Michael W. Blackburn, Theresa Burns Blackburn 236 Haverford Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner 4409 Harding Place Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 12904003900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret K. McLaughlin**,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael W. Blackburn and wife, Theresa Burns Blackburn** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 236 Haverford Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of April, 2009.

Margaret K. McLaughlin
by Fred T. McLaughlin, Attorney in Fact

Margaret K. McLaughlin
by Fred T. McLaughlin, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090029378 DEEDWARR
Recvd: 05/04/09 15:18 2 pgs
Fees:13.00 Taxes:1665.00
20090504-0040657

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Fred T. McLaughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Margaret K. McLaughlin as her Attorney-In-Fact, as the free act and deed of the within named Margaret K. McLaughlin.

Witness my hand, at office, this 17th day of April, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 and the southeasterly part of Lot No. 13 on the Map of the Bransford Realty Company's Subdivision of a part of Lot No. 10, West Meade Subdivision, of record in Book 547, page 142, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Haverford Avenue at a point 21 feet northwest of the corner of Lots Nos. 13 and 14; thence southwesterly 263 feet to a point 21 feet northwest of another corner of Lots Nos. 13 and 14; thence South 55 degrees east 191 feet 6 inches; thence North 30 degrees 15 feet east 400 feet to the southwesterly margin of Haverford Avenue; thence with the same northwestwardly 226 feet to the beginning.

Being the same property conveyed to Thomas E. McLaughlin and wife, Margaret K. McLaughlin by deed dated May 15, 1958 from William M. Eaves and wife, Amelie P. Eaves of record in Book 2749, page 263, Register's Office for Davidson County, Tennessee. Thomas E. McLaughlin died on October 3, 1999. (See also Executor's Deed recorded as Instrument No. 20000614-0059505, said Register's Office.)

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 547, page 142, Register's Office for Davidson County, Tennessee.