290700373

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

06-0906-73577

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2009.

Notary Public
My commission expires: 5/14/2011

Address of New Owner:	Send Tax Bills to:	Tax Information
Celeste Blackburn	Franklin American Mort.	097-13-0-017.00
817 Norwalk Drive	501 Corporate Centre Dr., Ste.400	
Nashville TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah R. Labensky, An unmarried woman** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Celeste L. Blackburn, an unmarried woman** hereinafter called the Grantees, their successors 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. 128, on the Plan of Section Two, Larchwood, of record in Book 5200, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah R. Labensky, an unmarried woman by deed from Beth E. Stolts and husband, Larry J. Stolts, dated June 21, 2004, recorded June 24, 2005, of record in Instrument No. 20050624-0073064, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **817 Norwalk Drive, Nashville, TN 37214**

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Davidson County DEEDWARR
Recvd: 08/07/09 09:48 3 pgs
Fees:18.00 Taxes:481.00
20090807-0074471

WITNESS my hand this 30th day of July, 2009.

Sarah R. Labensky

STATE OF MISSISSIPPI
COUNTY OF Lowndes

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah R. Labensky , 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 in Columbus, MS, this 30th day of July, 2009.

Mickie R. Simons
Notary Public

My Commission expires 11-14-12



Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

