THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

BILL GARRETT, Davidson County
Trans:T20090064637 DEEDWARR
Recvd: 09/22/09 10:51 2 pgs
Fees:13.00 Taxes:3074.70
20090922-0088179

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 159-01-0-059.00

The actual consideration or value, whichever is greater, for this transfer is $831,000.00.

Affiant

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Subscribed and sworn to before me this the 17th day of September, 2009.

My Commission Expires: 1/22/10

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Jeffrey David Blume and Renee Melva Ward
(Name)
1429 Beddington Park
(Street Address)
Nashville, Tennessee 37215

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **PAUL E. COOK, an unmarried man, and MICHAEL B. McKEE, an unmarried man** (hereinafter the "Grantors"), have bargained and sold, and do by these presents transfer and convey, unto **JEFFREY D. BLUME and RENEE M. WARD, husband and wife** (hereinafter "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 89, on the Plan of Hounds Run, a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 167-171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Paul E. Cook, an unmarried man and Michael B. McKee, an unmarried man by Deed from ADEX Corporation, a Tennessee Corporation, of record in Instrument No. 20080311-0024304, Register's Office for Davidson County, Tennessee.

BEING improved property known as 1429 Beddington Park, Nashville, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs, successors and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2009 and subsequent years. Tax Parcel No. 159-01-0-059.00.

2. All matters shown on Plat recorded in Book 6900, pages 167-171, as amended in Book 10823, page 154, Register's Office for Davidson County, Tennessee.

3. Easement(s) of record in Book 3675, page 362; Book 7430, page 183; Book 7474, page 695; Book 8119, page 535 and Book 8119, page 538 in the said Register's Office.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Hounds Run of record in Book 7079, page 995, as amended in Book 7238, page 736 and Book 11719, page 845, said Register's Office.

5. By-Laws of Hounds Run of record in Book 7080, page 8, said Register's Office.

6. Easements for Transmission Lines of record in Book 2248, page 618 and Book 2249, page 86, said Register's Office.

Grantors further covenant and bind themselves, their heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 16th day of September, 2009.

Paul E. Cook

Michael B. McKee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook and Michael B. McKee, grantors,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 16th day of September, 2009.

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

My Commission Expires: _____