Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20090069195 DEEDWARR
Recvd: 10/09/09 13:08 3 pgs
Fees:18.00 Taxes:1313.50
20091009-0094263

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of September, 2009, by and between **ERICH FAUST and LORA W. FAUST**, party of the first part, and Charles P. Blackburn, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 33 on the plan of Bransford Realty Co's West End Heights, of record in Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 60 feet on the Southwesterly margin of Chesterfield Avenue and extend back 153 feet, more or less, on the Northwesterly line and 167.4 feet, more or less, on the Northwesterly line and 167.4 feet, more or less, on the Southeasterly line to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to Erich Faust and Lora Westerhorstmann, both unmarried as tenants in common by Warranty Deed from John S. Stovall and wife, Rachel P. Stovall of record in Instrument No. 20060308-0027243 on 03/03/2006 and filed for record on 03/08/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erich Faust and wife, Lora W. Faust by Quitclaim Deed from Erich Faust and Lora Westerhorstmann of record in Instrument No. 20060714-0085099 on 07/14/2006 and filed for record on 07/14/2006, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2010, and subdivision restrictions, building lines and easements of record in Plat Book 332, Page 124, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Erich Faust
ERICH FAUST

Lora W. Faust
LORA W. FAUST

STATE OF Colorado

COUNTY OF Boulder

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ERICH FAUST**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 24 day of October, 2008.

Mary Jo Milacek
Notary Public

My commission expires: 2/28/2011

MARY JO MILACEK NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 02/28/2011

STATE OF Colorado
COUNTY OF Boulder

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LORA W. FAUST**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 24 day of October 2008.

Mary Jo Milacek
Notary Public

My commission expires: 2/28/2011

MARY JO MILACEK NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 02/28/2011

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of September, 2009.

Notary Public

My commission expires: June 20, 2011

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Property Address: **337 CHESTERFIELD AVENUE, NASHVILLE, TN 37212**

Tax Parcel Number: 104-10-0-072.00

Name and address of property owner, and mail tax bills to:

#Charles P. Blackburn
337 Chesterfield Ave
Nashville, TN 37212

This instrument was prepared by, and after recording, return to:

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027