WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/10 14:20 2 pgs
Fees:13.00 Taxes:233.10
20100706-0052838

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$63,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 23rd day of June, 2010

Notary Public
My Commission expires: 8/12/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Globex, Inc.	First Tennessee Bank	094-02-0-035.00
1621 Electric Avenue	Loan Operations, 7th Floor 300 Court Street	
Nashville, TN 37206	Memphis, TN 38103	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shirley Grace Blunkall, as Executrix of the Estate of Dorothy Wallace Pomeroy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Globex, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 541 on the plan of Edgefield Land Companies fifth (5) Subdivision, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 541 fronts 50 feet on the north side of Electric Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. Pomeroy and wife, Dorothy Wallace Pomeroy, by deed from Walter H. Morgan and wife, Hazel M. Morgan, on January 13, 1953, of record in Book 2106, page 306, Register's Office for Davidson County, Tennessee. The said James H. Pomeroy having since died leaving the property to Dorothy Wallace Pomeroy by right of survivorship. Further, Dorothy Wallace Pomeroy having since died on January 13, 2010, leaving the property to her heirs-at-law, as evidenced by Last Will and Testament of record in Case No. 10P195, Seventh Circuit Court for Davidson County, Tennessee. As pursuant to the Will of record in Section II(C), Shirley Grace Blunkall, as Executrix, is given "the rights and powers to lease, sell, mortgage or otherwise encumber any real or personal property that may be included in my estate, without order of court and without notice to anyone". Further, the Will directs in Section III(c) directs at death "any real property owned by me shall be sold" and proceeds paid to the estate.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 161, page 170, Register's Office Davidson County, Tennessee.

This is improved property known as: **1617 Electric Avenue, Nashville, TN 37206**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 23, 2010.

Shirley Grace Blunkall, as Executrix of the Estate of Dorothy Wallace Pomeroy

BY: Shirley G Blunkall
Shirley Grace Blunkall, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shirley Grace Blunkall,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 23, 2010

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12