Warranty Deed

BILL GARRETT, Davidson County
Trans: T20100063814 DEEDWARR
Recvd: 10/07/10 15:02 2 pgs
Fees: 13.00 Taxes: 1480.00
20101007-0080646

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2010.

Notary Public

My commission expires: 5/2/11

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Greg Blankenship Stacie Blankenship	F & M Bank	Map: 83-14
121 South 17th Street	10 Cadillac Way Ste 100	Parcel: 53
Nashville, TN 37206	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN T. MORRIS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG BLANKENSHIP AND WIFE, STACIE BLANKENSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 more particularly described as follows:

Being part of the Priest Home Place, of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, which plan does not show the property in question but said property is described as follows:

BEGINNING at the southeast corner of South 17th Street, formerly Priest Street, and Holly, formerly Chadwell Street; thence with the easterly margin of South 17th Street, southerly 100 feet; thence easterly parallel with Holly Street 160 feet to the westerly line of the property conveyed to J. Douglas Wright by deed of record in Book 838, page 332, said Register's Office; thence northerly with Wright's westerly line and parallel with South 17th Street 100 feet to the southerly margin of Holly Street; thence with the southerly margin of Holly Street westerly 160 feet to the point of beginning.

Being the same property conveyed to Steven T. Morris, a single man, by deed dated May 28, 2008, from Thomas Austin Williams and wife, Ann L. Williams, of record in Instrument Number 20080530-0054968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 121 South 17th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2010.

Steven T. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2010.

Notary Public

My Commission Expires: September 9, 2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY