Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1356

BILL GARRETT, Davidson County
Trans:T20110000628 DEEDWARR
Recvd: 01/04/11 09:24 2 pgs
Fees:13.00 Taxes:954.60
20110104-0000874

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory B. Blankenship and wife, Stacie Blankenship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel J. Ward and Dane A. Vick**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Borrows Addition to Edgefield, now East Nashville, as of record in Plat Book 1, page 13, Chancery Court for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory B. Blankenship and Stacie C. Smith, joint tenants with right of survivorship, both unmarried, by deed from Raymon Lee Kirkman and Billie Joe Kirkman, Heir-at-Law of Jeffrey L. Kirkman dated May 2, 2003 of record as Instrument No. 20030519-0068193, Register's Office for Davidson County, Tennessee. Stacie C. Smith is now known as Stacie Blankenship by virtue of her marriage to Gregory B. Blankenship.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 923 Boscobel 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 20th day of December, 2010.

Gregory B. Blankenship

Stacie Blankenship

State of Tennessee)
County of Davidson)

On this 20th day of December, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gregory B. Blankenship and Stacie Blankenship, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 258,000.00.

Affiant

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County

Sworn and subscribed before me on this the 20th day of December, 2010.

Notary Public

My Commission Expires: 6/3/12

NEW OWNER:
Rachel J. Ward
923 Boscobel Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
First Bank and
2021 Hamilton Place Blvd, Ste A
Chattanooga, TN. 37421

TAX MAP-PARCEL #:
82-16-281