WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 30th day of ~~December, 2010~~ January, 2011

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danny D. Blackshear	Wells Fargo Bank, N.A.	Parcel ID:
3922 Crouch Drive	2701 Wells Fargo Way	05910021400
Nashville, TN 37207	Minneapolis, MN 55467-8000	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gloria D. Mobley, a widow

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Danny D. Blackshear and wife, Lisa A. Blackshear

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 613, on the Plan of Section Five, Phase One, Haynes Manor, of record in Plat Book 4460, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John Dee Mobley and wife, Gloria D. Mobley by deed from Zeitlin Construction Company, Inc. of record in Book 4643, Page 973, Register's Office for said County. The said John Dee Mobley now being deceased. Date of death is August 18, 2010.

This conveyance is subject to Restrictions of record in Book 4549, Page 992, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 35, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3922 Crouch Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 30th day of December, 2010.

Gloria D. Mobley
Gloria D. Mobley

BILL GARRETT, Davidson County
Trans:T20110000915 DEEDWARR
Recvd: 01/05/11 08:54 2 pgs
Fees:13.00 Taxes:148.00
20110105-0001277

STATE OF Alabama
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria D. Mobley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of December, 2010.

My Commission Expires: _____

Patricia Colbert
Notary Public

My Commission Expires December 21, 2011

