(1)

	STATE OF Tennessee COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant Subscribed and sworn to before me, this 27th DAY OF May, 2011. Notary Public MY COMMISSION EXPIRES: 05-06-13 (AFFIX SEAL)
WARRANTY DEED G-VRES-11-1505	

GEORGETTE R. KENNEDY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Blackburn	W R Starkey	
1505 Tolkien Lane (ADDRESS)	5055 W. Park Blvd.,Suite 300 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	173-9-A-398.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRIEDRICH W. HAIMBERGER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN BLACKBURN AND WIFE, JOANNE BLACKBURN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 332, LENOX VILLAGE, PHASE FIVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050120-0007427, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GERHARD HAIMBERGER TO FRIEDRICH W. HAIMBERGER AS RECORDED ON THE 12TH DAY OF OCTOBER, 2009 IN INSTRUMENT NO. 20091012-0094666 AND WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO FRIEDRICH W. HAIMBERGER, AN UNMARRIED MAN AND GERHARD HAIMBERGER, A MARRIED MAN AS RECORDED ON THE 13TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051013-0123705, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN INSTRUMENT NO. 20050120-0007427; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20020315-0032826 SUPPLEMENTED AT INTRUMENT NO. 20021226-0158458 AND INSTRUMENT NO. 20060321-0032383; INSTRUMENT NO. 20040526-0062220, INSTRUMENT NO. 20050113-0005133; MASTER DEED RESTRICTIONS IN INSTRUMENT NO. 20020315-0032825 SUPPLEMENTED IN INSTRUMENT NOS. 20060321-0032382 AND INSTRUMENT NO. 20021226-0158459 AND INSTRUMENT NO. 20040526-0062220; TERMS AND PROVISIONS OF THE ARTICLES OF INCORPORATION 20020412-0045831; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20010918-0100850, 20040918-0100851, 20010919-0100851 AND 20010918-0100849; STROMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20040305-0025146; RESTRICTIVE COVENANTS FOR DETACHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20050607-0064936, INSTRUMENT NO. 20050825-0101644 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1505 Tolkien Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110032044 DEEDWARR
Recvd: 05/31/11 11:16 2 pgs
Fees:13.00 Taxes:592.00
20110531-0041198

Witness my/our hand(s) this 27th day of May, 2011.

Friedrich W. Haimberger

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 27th day of May, 2011.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903