Compliments of

FAYETTE COUNTY TITLE COMPANY

16720 Highway 64 * Phone 901-465-8675**
Somerville, Tennessee 38068

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, GERRY MCMAHON, TRUSTEE OF THE MCABEE REVOCABLE LIVING TRUST, DATED SEPTEMBER 15, 2005, party of the first part, herein referred to as Grantor, for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto **C.R. BLACKWOOD AND SHERRY BLACKWOOD,** party of the second part, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged, and unto the said Grantees, their heirs, successors, and assigns forever, the following described lot or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of Aldrich Heights, Section 111, as of record in Book 2663, Page 49, Register's Office for said County.

Said Lot No. 86 fronts 120.0 feet on the northerly margin of Cornish Drive and extends back between lines 201.2 on the easterly line and 232.3 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 124.63 feet thereon.

This being the same property designated as Map 060-01-0, Parcel 087.00 in the Tax Assessor's Office in Davidson County Tennessee.

This being the same property conveyed to Homer A. McAbee, Trustee of The McAbee Revocable Living Trust, dated September 15, 2005 by Quit Claim Deed of record under Instrument No. 20060810-0098758. The said Homer A. McAbee died on April 27, 2011, and was succeeded by Gerry McMahon as Successor Trustee pursuant to the Abstract of Trust dated October 20, 2005.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees their heirs and assigns forever.

AND THE GRANTOR does hereby covenant with the said Grantees that they are 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 except for subdivision restrictions, building lines and easements of record, and the 2011 Davidson County real estate taxes which the Grantees hereby assume and agree to pay.

AND THAT TITLE and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20110040425 DEEDWARR
Recvd: 07/06/11 11:33 2 pgs
Fees:13.00 Taxes:203.50
20110706-0051657

WITNESS my Hand and Seal this 29 day of June, in the year of our Lord Two Thousand Eleven.

THE MCABEE REVOCABLE LIVING TRUST

Trustee

BY: GERRY MCMAHON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 29 day of June 2011, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **GERRY MCMAHON, TRUSTEE OF THE MCABEE REVOCABLE LIVING TRUST,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that he executed same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Huntr
Notary Public

My Commission Expires: 6/18/2013

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SWORN TO AND SUBSCRIBED before me, this the 29 day of June, 2011.

Jessica J Huntr
Notary Public

My Commission Expires: 6/18/2013

NEW OWNER:
MAIL TAX BILLS AND DEED TO:
C.R. BLACKWOOD AND SHERRY BLACKWOOD
304 Singer Drive
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
FAYETTE COUNTY TITLE COMPANY
16720 HIGHWAY 64
SOMERVILLE, TN 38068

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