File Box 8

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $690,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF MARCH, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04402 BLACKWELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joseph S. Blackwell Julia S. Blackwell	Franklin American Mortgage	104-16-119.00
1913 Ashwood Avenue	501 Corporate Centre Dr.	
Nashville, TN 37212	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES MICHAEL BLANKINSHIP AND WIFE, HEATHER MARIE BLANKINSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSEPH S. BLACKWELL AND SPOUSE JULIA S. BLACKWELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 1913 Ashwood Avenue, Nashville, TN 37212

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/or 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/or 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 Our hand on the 9th day of March, 2012.

James Michael Blankinship

Heather Marie Blankinship

BILL GARRETT, Davidson County
Trans:T20120017953 DEEDWARR
Recvd: 03/12/12 10:44 2 pgs
Fees:13.00 Taxes:2553.00
20120312-0021145

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES MICHAEL BLANKINSHIP AND HEATHER MARIE BLANKINSHIP, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of March, 2012.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 74 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 74 fronts 50 feet on the Southerly side of Ashwood Avenue, and runs back between parallel lines 175 feet to an alley. Being the same property conveyed to Ethel E. Bash by Warranty Deed from W. E. Albright and wife, Myrtle P. Albright, of record in Deed Book 2794, Page 111, Register's Office of Davidson County, Tennessee, dated June 20, 1958. The said Ethel E. Bash having since died testate devising the subject property to her son, Otto Edward Bash by her Last Will and Testament of record in Will Book 168, page 403, Probate Docket No. 93324, Probate Court of Davidson County, Tennessee. The said Otto Edward Bash has also since died and by his Last Will and Testament of record in Probate Docket No. 10P-1003, Probate Court for Davidson County, Tennessee, devised the subject property to Christopher Samuel Bash, Janet T. Dobbs Lee Taylor and Melissa Edwards Warner; and

Being the same property conveyed to James Michael Blankenship and wife, Heather Marie Blankinship by Deed from Christopher Samuel Bash, Melissa Edwards Warner and Janet Bell Taylor, devisees under the Last Will and Testament of Otto Edward Bash, (Probate Docket No. 10P1003 Seventh Circuit Court for Davidson County, Tennessee, Probate Division) of record at Instrument No. 20110627-0049121, Register's Office for Davidson County, Tennessee, dated June 24, 2011.

Note: Seller's name corrected from James Michael Blankenship to James Michael Blankinship by Attorney's Affidavit of Correction filed in Instrument number 20120229-0017327.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.

b. Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (a), (d), and (e) unless a satisfactory survey and inspection of the premises is made:

   a. Right or claims of parties in possession not shown by the Public Records.

   b. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

   c. Taxes or special assessments which are not shown as existing liens by the Public Records.

   d. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   e. Easements or claims of easements not shown by the Public Records.

c. Taxes for the year 2011 a lien, due and payable, but not delinquent.

d. Taxes for the year 2012 a lien, not yet due and payable.

e. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

f. Subject to all matters shown on the Plan of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.