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FORM NO. WD-1

682466

IDENTIF. REFERENCE

DEC 27 8 50 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Charles C. Blackman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1974

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Blackman (NAME)	Guaranty Mortgage Company (NAME)	13DA-40425
3032 Vistavalley Court (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 59-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Par 265

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 A & R BUILDERS, a partnership composed of Albert F. Warner and James R. Greer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES C. BLACKMAN and wife, LINDA BLACKMAN

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:

LAND in Davidson County, Tennessee, being Lot No. 270 on the plan of Buena Vista Estates, Section 6 of record in Book 4460, page 85, Register's Office for said County.

SAID Lot No. 270 fronts 120.56 feet on the northeasterly margin of Vistavalley Court and extends back 135.3 feet on the northwesterly line and 101.8 feet on the southeasterly line to a dead line in the rear, measuring 74.74 feet thereon.

BEING part of the same property conveyed to A & R Builders, a partnership composed of Albert F. Warner and James R. Greer by deed from Earl Hawkins and William C. Greer of record in Book 4803, page 660, Register's Office for Davidson County, Tennessee.

DEC27	CONV	32,000.00			
DEC27	S'TAX		A*	83.20	
DEC27	PR'FEE		A*	.50	
DEC27	W'DEED		A*	4.00	* 87.70

This is improved (X) unimproved ( ) property, known as 3032 Vistavalley Court, Nashville, Tennessee 37218
(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 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 13th day of December, 19 74

A & R BUILDERS

By:

Albert F. Warner, Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALBERT F. WARNER

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December 1974

Commission expires April 23, 1978

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

A & R BUILDERS, a partnership composed of Albert F. Warner and James R. Greer

TO

CHARLES C. BLACKMAN ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.