BOOK 5310 PAGE 245

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel:
Robert C. Blakey et ux	Western Pacific Fin. Corp.	104-15-68
2515 Ashwood Ave.	555 North "D" Street	24W-9322
Nashville, Tn. 37212	San Bernardino, CA. 92402	

THIS INSTRUMENT WAS PREPARED BY: Marbut Glenn Gaston, Jr.,Attorney, 2211 Crestmoor Road, Nashville, Tennessee, 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of June 1978.

My comm. expires: 3/28/79

Notary Public

For and in consideration of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable condiderations, the receipt and sufficiency of which the GRANTOR(S) hereby acknowledge, **THE JOHN G. LANE TRUSTE, Under Will, ACTING BY AND THROUGH ITS TRUSTEE, JOHN G. LANE, JR.,**, hereinafter called the **GRANTOR(S)** have bargained and sold, and by these presents do transfer and convey unto **ROBERT C. BLAKEY and wife, JANE B. BLAKEY** hereinafter called the **GRANTEE(S)**, their heirs, successors and/or assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, and being the westerly part of Lot No. 52 on the Plan of Sunset Place as resubdivided and shown on the Plan of record in Book 3500, page 34, Register's Office for said County.

Said westerly part of Lot No. 52 fronts 54.7 feet on the southerly side of Ashwood Avenue and extends back between parallel lines 160.5 feet to a dead line in the rear.

Being all the same property conveyed to the John G. Lane Trust, U. W. Acting by and through its Trustee, John G. Lane, Jr., by deed from Charles M. Swezey and wife, Mary E. Swezey as of record in Book 4844, page 692, Register's Office for said County.

This is improved property known as: 2515 Ashwood Avenue, Nashville, Tennessee 37215

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, successors, and/or assigns, forever. 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, except for the following:

Subject to: 1) 1978 property taxes, a lien but not yet due and payable, 2) the limitations shown on the plan of record in Book 3500, page 34, said Register's Office, and 3) Sewer easement agreement with the City of Nashville as of record in Book 1449, page 81, said Register's Office.

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, successors, 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 my hand this 30th day of June 1978, the corporate party, if any, having caused its name to be signed by its duly authorized officer or agent.

X _____
JOHN G. LANE, JR., TRUSTEE

STATE OF FLORIDA)
COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN G. LANE, JR., TRUSTEE, 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 Jacksonville, Florida, this 30 day of June.

My comm. expires: 3/28/79

Edwina W. McCann
Notary Public

E 76232

IDENTIF. REFERENCE

JUL 12 11 52 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 CONV 45,000.00
JUL 12 S'TAX B* 117.00
JUL 12 PR'FEE B* .50
JUL 12 W'DEED B* 4.00 * 121.50