WARRANTY DEED

BOOK 5349 PAGE 986

FROM HEIRS AT LAW OF BARBARA JUNE BLACKMAN, DECEASED

ADDRESS NEW OWNER(S) AS FOLLOWS:	JAMES SMITH and RONNIE D. RICHARDS, a partnership 1606 Riverside Drive Nashville, Tennessee 37216
SEND TAX BILLS TO:	~~SAME~~ Commerce Union Bank P.O. Box 2546 Nashville Tn 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	75-15 191

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T IDENTIF REFERENCE

Oct 12 3 21 PM '78

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 $ 15,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October, 1978

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by James Smith, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said James Smith to assume and agree to pay the unpaid balance of a loan with Commerce Union Bank in hte original principal amount of $12,150.00, secured by a deed of trust of record in Book 4319, page 241, re-recorded in Book 4321, page 930, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

DONNA RENEE BLACKMAN, BRENDA MAI GORDON, KENNETH HAYS BLACKMAN, AND CHARLIE BLACKMAN, HEIRS AT LAW OF BARBARA JUNE BLACKMAN, DECEASED, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES SMITH and RONNIE D. RICHARDS, a partnership, GRANTEE

ITS their (his, her, its) heirs, successors 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. 4 on the Plan of Porter Road Subdivision, as of record in Book 843, page 38, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of Riverside Boulevard and extends back between lines 167 feet 5 inches on the northerly line and 170 feet 6 inches on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Barbara June Blackman by deed from F.E. Kent, Trustee, of record in Book 4523, page 386, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1606 Riverside Drive, Nashville, Tennessee 37216
Number Street City State 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 ITS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE ITS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 10th day of OCTOBER 19 78

Donna Renee Blackman — DONNA RENEE BLACKMAN

Kenneth Hayes Blackman — KENNETH HAYS BLACKMAN

Brenda Mai Gordon — BRENDA MAI GORDON

Charlie Blackman — CHARLIE BLACKMAN

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named DONNA RENEE BLACKMAN, BRENDA MAI GORDON, KENNETH HAYS BLACKMAN AND CHARLIE BLACKMAN, HEIRS AT LAW OF BARBARA JUNE BLACKMAN, DECEASED, the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE City TENNESSEE State

this 10 day of OCTOBER 19 78

6-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by self as (Title)

OCT 12 CONV 15,500.00
OCT 12 S'TAX B* 40.30
OCT 12 PR'FEE B* .50
OCT 12 DEED B* 4.00 * 44.80

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)