ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John T. Wiley (NAME)	The Kislak Organization (NAME)	135-5
342 Ladybird Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	78
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Miami, Florida 33131 (CITY) (STATE) (ZIP CODE)	2DU-08000

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a note to J.I.Kislak Mortgage Corporation of Florida, in the original amount of $17,450.00, secured by a Deed of Trust of record in Book 4500, page 444, Register's Office of Davidson County, Tennessee.

We, James E. Blackaby and wife, Barbara Blackaby

have bargained and sold, and by these presents do transfer and convey unto the said John T. Wiley

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.87 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for said County.

SAID Lot No.87 fronts 72 feet on the easterly side of Ladybird Drive and extends back 191.75 feet on the north line and 193.43 feet on the south line to a dead line in the rear, measuring 72.02 feet thereon.

BEING the same property conveyed to James E. Blackaby, and wife, Barbara Blackaby by deed from William S. Lovell, and wife, Evelyn L.Lovell, of record in Book 4846, page 57, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including:

Restrictive Covenants contained in an instrument of record in Book 3400, page 120, as amended in Book 3436, page 43, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 3300, page 64, said Register's Office shows an owner's certificate, a 75-foot minimum setback line from Ladybird Drive and a 30-foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 30-foot utility anchor easement located on the southwest front corner of said lot.

Easement granted American Telephone and Telegraph Company by Ruby King McLaughlin, et al, of record in Book 1224, page 221, and also under a certified copy of Decree of record in Book 1207, page 484, Register's Office.

This is improved ( ) ~~unimproved~~ (X) property, known as 342 Ladybird Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of June, 1979.

X James E. Blackaby

X Barbara Blackaby

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5463 PAGE 850

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Blackaby and wife, Barbara Blackaby

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 27th day of June, 19 79.

My commission expires 8=26-80 Notary Public Rebecca C. Dean

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 41,800.32. This is equal to or greater than the property would bring at a fair and voluntary sale.

x John T. Wiley

Sworn to and subscribed before me this 27th day of June, 19 79.

My commission expires 8-26-80 Notary Public Rebecca C. Dean

This instrument was prepared by:

DOBSON & JOHNSON, INC. Suite 1800, One Commerce Place Nashville, Tennessee 37239

Name Address

F 39568

5753 WARRANTY DEED

FROM James E. Blackaby, etux

TO John T. Wiley

IDENTIF. REFERENCE

JUL 12 9 58 AM '79

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			41800.32- CO	
			108.68 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK 115.18-	
5753A07/12/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 39568

IDENTIF. REFERENCE

JUL 12 9 58 AM '79

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

No. 696500