This instrument prepared by:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5477 PAGE 662

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-15-29	Mr/Mrs. David V. Blackburn	First Federal Savings & Loan Fourth and Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) FH-8890	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2613 Tyne Boulevard	LOAN OR ACCOUNT NO. 21-7002962 PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 5, 1975, in the original principal sum of $55,000.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Kay Ann Ackert to T. I. Holman, Jr., Trustee, of record in Book 4939, page 947, Register's Office for Davidson County, Tennessee,

KAY ANN ECKERT, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID V. BLACKBURN and wife, KAY M. BLACKBURN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 14 on the Map of Harpeth Valley Estates, Section I, of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 161.33 feet on the sout hwesterly side of Tyne Boulevard and runs back 400.42 feet on the northwesterly line and 409.5 feet on the southeasterly line, to a dead line in the rear, on which it measures 86.8 feet thereon.

BEING the same property conveyed to Kay Ann Eckert by deed from Thomas I. Holman and wife, Shelley F. Holman, of record in Book 4939, page 945, Register's Office for said County.

THIS conveyance is made subject to restrictions of record in Book 2018, page 603, Register's Office for Davidson County, Tennessee, and any existing easements.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above and the taxes for the current year which have been prorated and assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of August, 19 79

Kay Ann Eckert
Kay Ann Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Kay Ann Eckert, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of August, 19 79

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 98,000.00

David V. Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F. 44450

WARRANTY DEED

FROM
KAY ANN ECKERT, unmarried

TO
DAVID V. BLACKBURN et ux.

IDENTIF. REFERENCE

AUG 6 2 56 PM '79

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

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

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

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RECEIVED OF _____

FOR _____

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

98000.00- CO
254.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 261.30-
1955A08/06/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4. 4. 4. 5. 0.

IDENTIF. REFERENCE

AUG 6 2 56 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702529