FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000

Gary D. Niblack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1981.

Elizabeth F. Miller
Notary Public

MY COMMISSION EXPIRES: 1/15/83.

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Harris & Leach, P.C., 2 Music Circle South, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Gary Niblack (NAME)	First Tennessee Bank NA Memphis (NAME)	132-6-2
4028 Overbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	165 Madison Avenue	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee ATTENTION: Mortgage Loan Division (CITY) (STATE) (ZIP)	

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, Keith P. Ronck and wife, Joan Elizabeth Ronck,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary D. Niblack and wife, Deanna K. Niblack

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. 16 on the Plan of Brookhaven Estates, of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.

Said Lot No. 16, which is a corner lot, fronts 200.0 feet on the southeasterly margin of Overbrook Drive and fronts 194.1 feet on the northerly margin of Overbrook Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 223.9 feet on the northeasterly line and 250.0 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Keith P. Ronck and wife, Joan Elizabeth Ronck, by deed from Charles Dwight Marable and wife, Linda June Marable, of record in Book 5396, page 954, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4028 Overbrook Drive, Nashville, Tennessee
(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 our hand s this 11th day of March, 19 81

X Keith P. Ronck
Keith P. Ronck

X Joan Elizabeth Ronck
Joan Elizabeth Ronck

STATE OF TEXAS
COUNTY OF Dallas

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith P. Ronck and wife, Joan Elizabeth Ronck

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 DALLAS, TEXAS, this 11th day of March 1981

Commission expires 10-18-81

x Patricia M. Battcomy
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
Keith P. Ronck et ux

Joan Elizabeth Ronck

TO
Gary D. Niblack et ux

Deanna K. Niblack

G 35797

IDENTIF. REFERENC

APR 2 11 06 AM '81

FELIX Z. WILSON JR REGIST
DAVIDSON COUNTY, TENN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

04/02 297.70- CHECK

8213

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			112000.00- CO	
			291.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 297.70-	
			8213A04/02/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3537 97

IDENTIF. REFERENC

APR 2 11 07 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 814783