SEND TAX STATEMENTS TO:

Third National Mtg. Co.
P.O. Box 2628
Nashville, TN 37219

FIELD BOOK NO. 5DU-62051

Map 173-1, Parcel 61

BOOK 6101 PAGE 964

This instrument prepared by:
BERRY & CAULKINS, ATTORNEYS
236 Public Square, Franklin, Tennessee

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY FIVE THOUSAND ($65,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, WALTER M. BRISTER and wife, LINDA L. BRISTER, by and through our Attorney-in-Fact, Peggy B. Myers, under Power of Attorney of record in Book 6101, page 961, Register's Office of Davidson County, Tennessee, have this day bargained and sold and do hereby transfer and convey unto CYNTHIA J. BLACKWOOD and ALBERT H. REYNOLDS, JR., their heirs and assigns, the following described property:

The following lot or parcel of land, lying and being situated in the 31st Civil District of Davidson County, Tennessee, and being Lot No. 357 on the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, page 8, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 357 fronts 53.23 feet on a curve on Monte Leone Court and runs back between diverging lines, the northerly line measuring 126.48 feet thereon; the southerly line measuring 110.00 feet thereon; to a broken rear line which measures 74.52 feet and 135.50 feet thereon.

Being the same property conveyed to Walter M. Brister and wife, Linda L. Brister, by deed of George W. Jones, Jr., et ux., of record in Book 4833, page 95, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Cynthia J. Blackwood and Albert H. Reynolds, Jr., their heirs and assigns, forever.

AND WE COVENANT with the said Cynthia J. Blackwood and Albert H. Reynolds, Jr. that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered, except as follows:

(1) 1983 taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument with grantors paying their prorata part thereof to grantees, who will be responsible for payment of the 1983 taxes when they become due.

(2) Plat of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, RODC, Tennessee, shows the following: (a) 30 ft. minimum building setback line from Monte Leone Court; and (b) 10 ft. public utility and drainage easement lying along the two easterly boundary lines.

Delete C.J.B. A.H.R. A.H.R. WMB LPB 4/28/87 ~~Survey of Carlisle & Brown, dated July 21, 1983 shows a portion of the Monte Leone Cove encroaching on Lots 369 and 368.~~

(4) Restrictive covenants contained in instrument of record in Book 4781, page 858, RODC, Tennessee.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Cynthia J. Blackwood and Albert H. Reynolds, Jr., their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said property will be given as of the date of this instrument.

Witness our hands, on this the 25th day of July, 1983.

H 6.2 7.6.4

IDENTIF. REFERENCE

Jul 26 9 54 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

Walter M. Brister
WALTER M. BRISTER

BY: Peggy B. Myers
Attorney-in-Fact

Linda L. Brister
LINDA L. BRISTER

BY: Peggy B. Myers
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Peggy B. Myers, Attorney-in-Fact for Walter M. Brister and wife, Linda L. Brister, under Power of Attorney of record in Book 6101, page 961, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 25th day of July, 1983.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 9, 1986

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

Albert H. Reynolds Jr.

Sworn to and subscribed to before me, on this the 25th day of July, 1983.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 9, 1986

7/26 175.50 - CHECK

4668

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6101 PAGE 966

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
			65000.00-	CO
			169.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 175.50-
			4666A07/26/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6. 2. 7. 6. 4

IDENTIF. REFERENCE

JUL 26 9 54 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 966328