THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 8

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Timothy D. Blair 313 Harpeth Ridge Drive Nashville, TN 37221	Citizens & Southern Commercial Corp. P.O. Box 656 Tucker, GA 30085-0656	143-6-A-19 9D-74018

BOOK 6492 PAGE 25

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerome Rosenblum and wife, Brenda G. Rosenblum hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy D. Blair hereinafter called the Grantee, Grantee's 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. 19 on the plan of Phase One, Harpeth Trace Estates, of record in Book 5200, page 125, Register's Office for said County.

SAID Lot No. 19 fronts 52.0 feet on the northeasterly margin of Harpeth Ridge Drive (private) and extends back 130.1 feet on the northwesterly line and 131.5 feet on the southeasterly line to a broken line in the rear, measuring 70.0 feet thereon.

BEING the same property conveyed to Jerome Rosenblum by deed from W. H. Eason, Jr., and wife, Kerry H. Eason of record in Book 5969, page 486, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the restrictive covenants, liens, and other matters set forth of record in Book 5120, page 208, and Book 5380, page 357, both in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 313 Harpeth Ridge Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of February, 1985.

Jerome Rosenblum

Brenda G. Rosenblum

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of February, 1985, before me personally appeared Jerome Rosenblum and Brenda G. Rosenblum, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC STATE OF ILLINOIS

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6492 PAGE 26

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 154,500.00.

Timothy D. Blair
Affiant

Subscribed and sworn to before me, this the 1st day of February, 1985.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February 1985
Deputy Register

WARRANTY DEED

from:
JEROME ROSENBLUM AND WIFE,
BRENDA ROSENBLUM

to:
TIMOTHY D. BLAIR

RETURN TO: CG

FEB 13 2 48 PM 85
DAVIDSON COUNTY, TN

IDENTIFIED REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23210

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

RECEIVED OF _____

FOR _____

BOOK 6492 PAGE 27

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
			401.70	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 408.20-
			0957A02/13/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 82907

IDENTIF. REFERENCE

FEB 13 2 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108354