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

Box 8

ADDRESS NEW OWNER:
Sylvia C. Santavicca
3619 Nebraska Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3819 South George Mason Drive
Baileys Crossroads, VA 22041

MAP-PARCEL NUMBERS:
104-305
1
25W-5135

WARRANTY DEED

BOOK 6581 PAGE 281

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, Jerry W. Blair and wife, Joy S. Blair hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sylvia C. Santavicca, unmarried 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a part of Lot No. 164 on the Plan of West Grove Subdivision as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a stake on the south side of Nebraska Avenue, said point being the northeast corner of Lot No. 164; thence, southerly along the line between Lots Nos. 164 and 197 on said Plan a distance of 105 feet to a stake on said line; thence westerly along the line between Lots 164 and 163 a distance of 54 feet 6 inches to a stake; thence northerly 88 feet to a stake on the south side of Nebraska Avenue; thence easterly 50 feet to the beginning.

BEING the same property conveyed to Jerry W. Blair and wife, Joy S. Blair by deed from Daisy B. Graham, formerly Daisy B. Higgins, and husband, Roy A. Graham, of record in Book 6514, page 696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 3619 Nebraska Avenue, Nashville, TN 37209.

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 12th day of June, 19 85.

Joy S. Blair

Jerry W. Blair

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of June, 19 85, before me personally appeared Jerry W. Blair and Joy S. Blair, 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.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov. 1, 1987

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6581 PAGE 282

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 44,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 12th day of June, 1985.

My Commission Expires: Nov. 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Jerry W. Blair and wife, Joy S. Blair

to:
Sylvia C. Santavicca, unmarried

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

TN 23439

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

JUN 13 11 25 AM '85

IDENTIFICATION REFERENCE

96721.9

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

RECEIVED OF _____

FOR _____

BOOK 6581 PAGE 283

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
			44500.00- CAMT.	
			115.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.20-
7929	A	06/13/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 7 9 6

IDENTIF. REFERENCE

JUN 13 11 29 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 144361