File 30

BOOK 6621 PAGE 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 205000.00

Subscribed and sworn to before me, this the 1st day of August 19 85

Affiant

My commission expires: January 19, 1986
(Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
E. Michael Blanton	Owner
4401 Beacon Drive	
STREET ADDRESS	STREET ADDRESS
Nashville, Tennessee	
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. [redacted]-0137

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JERLAN W. VERNER AND WIFE, MIMI G. VERNER

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO E. MICHAEL BLANTON AND WIFE, PAULA M. BLANTON

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being a tract of land in the City of Forest Hills, formerly the 7th Civil District of Davidson County, located on the southerly side of Harding Place, being part of Lot No. 12 on the Plan of the Carter and King Lands, of record in Book 57, page 99, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, February 9, 1950, as follows:

Beginning at an iron pin on the southerly margin of Harding Place, 508.2 feet westerly from the northwest corner of a tract of land conveyed to "Moody"; thence with the southerly margin of Harding Place south 87 deg. 25' west 135 feet to a point in an old fence; thence with said fence, south 0 deg. 42' west 66.2 feet to a point; thence north 87 deg. 04' west 15.5 feet to a point, and continuing with said fence, south 0 deg. 42' west 412.8 feet to a point in the northerly line of Tyne Meade Subdivision; thence with said line, south 86 deg. 05' east 151.2 feet to a point; thence north 0 deg. 42' east 494.7 feet to the beginning.

Being the same property conveyed to JERLAN W. VERNER AND WIFE, MIMI G. VERNER by deed recorded in Book 5311 at page 646, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

2.5.5 3 2
IDENTIFICATION REFERENCE
AUG 2 12 36 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4401 Beacon Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 1st day of August 19 85

Jerlan W. Verner

Mimi G. Verner

State of Tennessee
County of Davidson

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On this 1st day of August, 19 85, before me personally appeared JERLAN W. VERNER AND WIFE, MIMI G. VERNER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

RECEIVED FOR REFERENCE

52235

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6621 PAGE 8

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2050[illegible] 0- CAPIT.
533.00 COTAX
.50 PRFEE
6.00 MOTX
CHECK 539.50-
3741A08/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25532

IDENTIFICATION REFERENCE

AUG 2 12 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159792