#4345 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 HIllsboro Rd., Suite 110
Nashville, TN 37215

BOOK 6734 PAGE 601

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH D. BLACKBURN (NAME)	NEW OWNER (NAME)	~~Map 130-10~~
4409 Warner Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~Parcel 12~~
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	~~F.B. #BM8570~~

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, TOBY S. WILT and wife, JOANNE F. WILT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH D. BLACKBURN and wife, JEANNE A. MORAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly 100 feet of Lot No. 28 and the westerly 100 feet of Lot No. 31 on the Plan of A Subdivision of Block C Belle Meade Plan No. 2, as of record in Plat Book 421, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Toby S. Wilt and wife, Joanne F. Wilt by deed from William Wayne Blackwelder and wife, Nancy H. Blackwelder of record in Book 4751, page 421, said Register's Office.

6 0 8 6

IDENTIFICATION REFERENCE

DEC 13 9 22 AM '85

FELIX P. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This conveyance is made subject to: (1) Restrictive covenants of record in Book 674, page 588; (2) Easements of record in Book 4305, page 844; (3) Water tap right of record in Book 674, page 588; and (4) All matters appearing on the Plan of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(XX) property, known as 4409 Warner Place, Nashville, Tennessee 37205

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 successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of December, 1985

Toby S. Wilt
TOBY S. WILT

Joanne F. Wilt
JOANNE F. WILT

OFFICIAL RECEIPT

STATE OF TENNESSEE

BOOK 6734 PAGE 602

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TOBY S. WILT and wife, JOANNE F. WILT

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Jeanne A. Moran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1985

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

3387 12/13 WARRANTY DEED

FROM

TOBY S. WILT and wife, JOANNE F. WILT

TO

JOSEPH D. BLACKBURN and wife, JEANNE A. MORAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6734 PAGE 603

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
			4250[illegible].00- CAPITL	
			1105.80 CSTAX	
			.50 PRFE	
			6.00 WDE	
			CHECK 1111.30-	
6067A	12/13/05	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60 3 0

IDENTIFICATION REFERENCE

Dec 13 9 32 AM 05

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 201074