PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Page 2 (

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Charles L. Blackwell and Thomas R. Blackwell 942 Woodland ST. Nashville, Tn 37206	Same	Map 82-16 Parcel 73

BOOK 6775 PAGE 883

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Helen H. Kohl and Dan E. Huffstutter, Trustees of the JBK Trust, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Charles L. Blackwell and Thomas R. Blackwell, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 8 in Michael Vaughn's Subdivision in East Nashville, Tennessee, a plan of which is of record in Book No. 21, page 143, Register's Office for Davidson County, Tennessee.
>
> Said Lot 8 fronts 50 feet on the southerly side of Woodland Street and runs back 170 feet along parallel lines to an alley.
>
> Being the same property conveyed to Helen H. Kohl and Dan E. Huffstutter, Trustees of the JBK Trust by deed from John B. Kohl, III, and wife, Helen H. Kohl, of record in Book 6506, page 790, Register's Office for said County.

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 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of January, 1986.

Helen H. Kohl, Trustee

Dan E. Huffstutter, Trustee

John B. Kohl, III, joins in this instrument for the purpose of quitclaiming all his right, title, and interest, if any, in the subject property to the grantees herein.

John B. Kohl, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6775 PAGE 864

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen H. Kohl and Dan E. Huffstutter, Trustees of the JBK Trust, and John B. Kohl, III, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 1986.

Gail H. Moore
Notary Public
My Commission expires: 1-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.

Thomas R. Blackmon
Affiant

Sworn to and subscribed before me this 31st day of January, 1986.

Gail H. Moore
Notary Public
My Commission expires: 1-18-87

7.3550

IDENTIFICATION REFERENCE

FEB 3 2 37 PM '86

FELIX P. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6775 PAGE 865

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

85000.00- CONST.
84.00 CSTAX
.50 PRFEE
6.00 MTGTX
CHECK 897.50-
1562ADE/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73550

IDENTIFICATION REFERENCE

FEB 3 2 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216205

F BUSINESS FORMS, INC