BOOK 6786 PAGE 210

FORM NO. WD-1

17804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$105,000.00 Michael Wayne Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: 4-14-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL WAYNE BLAIR (NAME)	Citizens and Southern Mortgage Company (NAME)	MAP 141-11-A
809 Bay Cove Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	PAR 60 CO
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Tucker, GA- 30085-0656 (CITY) (STATE) (ZIP)	9D 68770

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, WE, MATTHEW P. ASHWOOD and wife, GAIL B. ASHWOOD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL WAYNE BLAIR and wife, DONNA L. BLAIR

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 160 Rolling River Estates, Phase 4, as of record in Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee.
SAID Lot No. 160 fronts 32.52 feet on the easterly side of Bay Cove Court and extends back 175.2 feet on the northerly line and 232.61 feet on the southerly line to a rear line measuring 199.98 feet thereon.

BEING the same property conveyed to Matthew P. Ashwood and wife, Gail B. Ashwood by deed of record in Book 5752, Page 424, Register's Office for Davidson County, Tennessee.

7.7.185

IDENTIFICATION REFERENCE

FEB 20 | 12 PM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 809 Bay Cove Court, Nashville, TN 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand this 12th day of February, 19 86

Matthew P. Ashwood
MATTHEW P. ASHWOOD

Gail B. Ashwood
GAIL B. ASHWOOD

BOOK 6786 PAGE 211

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW P. ASHWOOD and wife, GAIL B. ASHWOOD

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 12th day of February, 19 86.

Notary Public

Commission Expires 4-19-84

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MATTHEW P. ASHWOOD

GAIL B. ASHWOOD TO

MICHAEL WAYNE BLAIR

DONNA L. BLAIR

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

RECEIVED OF _____

FOR _____

BOOK 6786 PAGE 212

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

105000.00- CONT.
273.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 279.50-
6056402/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.185

IDENTIFICATION REFERENCE

FEB 20 | 12 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 220559