BOOK 6857 PAGE 476

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Charles Blasingame, et ux 763 Bellevue Road Nashville, TN 37221	Same	Map 127 Parcel 235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Affiant

Subscribed and sworn to before me this 15th day of May, 1986.

Notary Public

Commission expires: 9-9-89

MAY 15 10 24 AM '86

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, WILLIE K. DAVIS and wife, BARBARA T. DAVIS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES BLASINGAME and wife, LADELL S. BLASINGAME, hereinafter referred to as 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. 45 on the Plan of Saddle Ridge, Section II, of record in Book 5200, Page 366 and 367, Register's Office for Davidson County, Tennessee.

Beginning at a point on the western boundary of Saddle Ridge Trace, said point being common front corner with Lot #46; thence running in a southerly direction following the margin of Saddle Ridge Trace 220.00 feet to a point; thence continuing through said point and continuing along the margin of Saddle Ridge Trace a distance of 80.09 feet to a point, said point being a common front corner with Lot #44; thence leaving the margin of Saddle Ridge Trace and running along the common boundary with said Lot #44 north 62° 25' 03" west a distance of 354.00 feet to a point, said point being a common corner with Lots #41, 42 and 44; thence running along the common boundary of Lot #41 in a northerly direction 70.00 feet to a point, said point being a common rear corner with Lot #46; thence running

along the common boundary with said Lot #46 north 82° 36' 18" east a distance of 408.90 feet to a point on the westerly margin of Saddle Ridge Trace, said point being point of beginning.

Being the same property conveyed to Willie K. Davis by deed from Willie K. Davis, Trustee of record in Book 6002, Page 77 and by deed from G. William Davis of record in Book 6002, Page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, restrictive covenants of record in Book 5660, Page 823.

The Plan of record in Book 5200, Page 367 of said Register's Office shows owners' certificate, certain minimum building set-back lines, easements, utility anchor easements, and certain notes and requirements to which plan reference is hereby made.

Barbara T. Davis, wife of Willie K. Davis, joins in the execution of this conveyance for the express purpose of conveying and releasing any rights she may have as a result of her marital status.

This is unimproved/improved property, known as Lot #45, SaddleRidge Estates, Section II, Nashville, Tennessee

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, except as hereinabove set forth, and taxes for the year 1986 which the Grantees herein assume and agree to pay, and which have been prorated.

AND we do further covenant and bind ourselves, and our heirs 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.

WITNESS our hands this 17th day of April, 1986.

Willie K. Davis

Barbara T. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ruth E. Akers, a Notary Public of the State and County aforesaid, personally appeared WILLIE K. DAVIS, and wife, BARBARA T. DAVIS, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of April, 1986.

Ruth E. Akers
Notary Public

My Commission Expires:

6-22-86

NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

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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

25000.00- CAMT.
65.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 74.50-
4326A05/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00985

IDENTIFICATION REFERENCE

MAY 15 10 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248142