File #4847 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP P. PORCH, III (NAME)	New Owner (NAME)	Map 130-8
4328 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 37
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #7DA-32180

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, WILLIAM A. BLAIR and wife, LOUISE D. BLAIR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP P. PORCH, III and wife, LINDA P. PORCH

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 Lot No. 1 on the Plan of Resubdivision of part of Lots 1 and 2 and all of Lot 3 of the Comptonwood Subdivision, as of record in Plat Book 6050, page 258, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to William A. Blair and wife, Louise D. Blair by deed from Charles P. Wilson, Jr. of record in Book 4808, Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 6050, page 258, said Register's Office.

19727

IDENTIFICATION REFERENCE

JUL 11 4 21 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4328 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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 12th day of June, 1986.

William A. Blair
WILLIAM A. BLAIR
by Margaret D. Brooks

Louise D. Blair
LOUISE D. BLAIR
by Margaret D. Brooks

By Margaret D. Brooks, attorney-in-fact for William A. Blair and Louise D. Blair by Power of Attorney recorded simultaneously herewith

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM A. BLAIR and wife, LOUISE D. BLAIR 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 Brentwood, Tennessee, this 12th day of June, 1986.

My commission expires _____ 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 WILLIAMSON

On this 12th day of June, 1986, before me personally appeared MARGARET D. BROOKS, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of William A. Blair and wife, Louise D. Blair, and acknowledged that she executed same as the free act and deed of the said William A. Blair and wife, Louise D. Blair.

Witness my hand and seal, at office in Brentwood, Tennessee, this 12th day of June, 1986.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1986.

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

Notary Public

WARRANTY DEED

FROM
WILLIAM A. BLAIR and wife,
LOUISE D. BLAIR

TO
PHILLIP P. PORCH, III and wife,
LINDA P. PORCH

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 _____

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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

160000.00- CAMT
440.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 454.50-
6292A07/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19722

IDENTIFICATION REFERENCE

JUL 11 4 21 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 269688