This instrument prepared by:
BERRY & OGLESBY, ATTORNEYS, 125 THIRD AVENUE NORTH, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
INVESTORS FEDERAL SAVINGS BANK
109 Walton Ferry Road,
Hendersonville, TN 37073

NAME OF MORTGAGEE:
INVESTORS FEDERAL SAVINGS BANK
109 Walton Ferry Road
Hendersonville, TN 37073

ADDRESS NEW OWNERS:
264 Richbrier Road
Nashville, Tn. 37211

MAP 148, GROUP 01-0, PARCEL 185

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THREE THOUSAND FIVE HUNDRED ($83,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, CHARLES T. BLALOCK, unmarried, AND CLAIR A. BLALOCK, (one and the same person as Clara A. Blalock) unmarried, have this day bargained and sold and do hereby transfer and convey unto JAMES L. BARTON AND WIFE, JULIA E. BARTON, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Sec. VI, Hillbrook Estates, as of record in Book 4175, page 7, Register's Office for said County.

Said lot fronts 69 feet on the southerly side of Comroe Road, and extends back 188 feet on the easterly line and 214.5 feet on the westerly line which is a broken line, to a dead line in the rear on which it measures 29.7 feet.

Being the same property conveyed to Charles T. Blalock, unmarried, and Jack Blalock and wife, Clara A. Blalock, by deed of Hillbrook Land Company, of record in Book 4386, page 930, Register's Office of Davidson County, Tennessee. Jack Blalock is deceased and his interest in said property vested in Clara A. Blalock by operation of law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said JAMES L. BARTON AND WIFE, JULIA E. BARTON, their heirs and assigns, forever.

AND GRANTORS COVENANT with the said JAMES L. BARTON AND WIFE, JULIA E. BARTON, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1986 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due.

2. Restrictive covenants contained in instrument of record in Book 4213, page 155, said Register's Office.

3. Existing lease agreements.

4. Matters appearing on the Plan of Hillbrook Estates, Sec. VI, of record in Book 4175, page 7, said Register's Office, including the following: (a) a 30-foot set-back line from Comroe Road; (b) designated easements for public utilities and drainage across the rear of the lot and along the westerly side line and along the easterly; (c) an anchor easement 2-1/2 x 30 feet at the northwest corner of the lot.

5. Survey of John Kohl dated September 24, 1986, shows carport and asphalt drive encroaching onto adjoining lot on the west and concrete drive encroaching on public utilities and drainage easement on the east.

AND GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said JAMES L. BARTON AND WIFE, JULIA E. BARTON, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands, on this the 26 day of September, 1986.

Charles T. Blalock
CHARLES T. BLALOCK

Clair A. Blalock
CLAIR A. BLALOCK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles T. Blalock, unmarried, and Clair A. Blalock, unmarried, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 26 day of September, 1986.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Feb. 11, 1990

STATE OF TENNESSE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $83,500.00.

James L. Barton

Sworn to and subscribed to before me, on this the 26 day of September 1986.

(SEAL)

Cynthia M. Beard

My Commission Expires:

Feb. 11, 1990

46856

IDENTIFICATION REFERENCE

SEP 26 2 39 PM '86

FELIX A. WILSON IT REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6992 PAGE 203

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

83500.00 CAMT.
283.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 240.30
7879A09/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46856

IDENTIFICATION REFERENCE

SEP 26 2 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 300072