STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Mail

BOOK 7071 PAGE 702

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
CODY S. BLACKWELL 2805 PADEN DRIVE — NASHVILLE, TENNESSEE 37206	NONE NONE NONE NONE	MAP 83-15 PARCEL 065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FRANK G. BALE ET UX, HAZEL W. BALE, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said CODY S. BLACKWELL ET UX, TRACY BLACKWELL, hereinafter referred to as " GRANTEE(S) " their heirs and assigns, certain real estate in Davidson, County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 2805 Paden Drive, Nashville, TN 37206.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attahed hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 15th day of December, 1986.

Frank G. Bale
FRANK G. BALE

Hazel W. Bale
HAZEL W. BALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Cody Blackwell
AFFIANT

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

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named FRANK G. BALE ET UX, HAZEL W. BALE the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and officail seal at Madison, Tennessee, this the 15th day of December, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 90 on the Plan of Fortland Park, Section I, Addition I, as of record in Book 2854, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 81.8 feet on the southerly side of Paden Drive and runs back between lines 144.6 feet on the easterly side and 158.3 feet on the westerly side to a broken line in the rear on which it measures 63.4 feet.

Being the same property conveyed to Frank G. Bale et ux, Hazel W. Bale by deed from S.D. Harrison Co., Inc., a Tennessee Corporation, of record in Book 3163, page 338, said Register's Office.

73695
IDENTIFICATION
Dec 17 9 12 AM '86
REGISTER
DAVIDSON COUNTY, TN

" EXHIBIT B "

This conveyance is subject to restrictive covenants contained in instrument of record in Book 2963, page 618, said Register's Office; the Plan of record in Book 2854, page 68, said Register's Office and taxes for the year 1986, which have been prorated between Grantors and Grantees.

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

RECEIVED OF _____

FOR _____

BOOK 7071 PAGE 706

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

550 [illegible] CO-CONVEY
154.00 CO TAX
.50 PROBATE
12.00 MORTGAGE
CHECK 166.50--

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73695

IDENTIFICATION REFERENCE

Dec 17 9 12 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 23692