FILE #5951
FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 7241 PAGE 729

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP PARCEL NUMBERS
F. LEE BLANK	FIRST TENNESSEE BANK	Map 132-9
(NAME)	(NAME)	
4423 Lealand Lane	P. O. Box 1000, Dept. 47	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Memphis, Tennessee 38148	16DA16091
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ROBERT A. SNELLINGS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. LEE BLANK and KAYE SCOTT, unmarried

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:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the southerly 76-1/2 feet of lot No. 4 on the unrecorded plan of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the center of Lea Avenue, now known as Lealand Lane, north 2 degrees 30 minutes east 600 feet from the center of Battery Road, the northeast corner of Lot No. 3 on the said Plan; thence north 2 degrees 30 minutes east, with the center of said Lea Avenue, now known as Lealand Lane, 76-1/2 feet; thence westerly parallel with and 23-1/2 feet southerly from the line of lot No. 5 on said Plan, 213 feet, more or less, to a dead line; thence southerly 76-1/2 feet to the northwest corner of said lot No. 3; thence easterly, with the line between said lots Nos. 3 and 4, 213.68 feet to the point of beginning.

Being the same property conveyed to Robert A. Snellings and wife, Barbara C. Snellings by deed from Roger E. King and wife, Gay E. King of record in Book 4263, page 21, said Register's Office. Barbara C. Snellings having since died. Robert A. Snellings being one and the same as Robert A. Snellings, Jr. and Robert Anderson Snellings, Jr.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s).

FELIX Z. WILSCHLI REGISTER
DAVIDSON COUNTY, TN
MAY 20 8 37 AM '87

IDENTIFICATION REFERENCE 2.7.6 3 3

This is unimproved (XX) improved ( ) property, known as 4423 Lealand Lane, Nashville, Tennessee 37204

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 18th day of May, 19 87

Robert A. Snellings

ROBERT A. SNELLINGS

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT A. SNELLINGS, unmarried

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of May, 19 87.

My commission expires 1/10/89 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 19 87

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

Notary Public

WARRANTY DEED

FROM ROBERT A. SNELLINGS, unmarried

TO F. LEE BLANK and KAYE SCOTT, unmarried

PLEASE RETURN TO:
FILE BOX 38
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

83000.00 CAMT.
232.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 238.90
9204A05/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7.6 3 3

IDENTIFICATION REFERENCE

MAY 20 8 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83706