WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7784 PAGE 640

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANK W. BLAIR, III (NAME)	NEW OWNER (NAME)	Map 130-10
4426 Manor Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 57
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.# BM 8755

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, JAMES L. BECKNER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK W. BLAIR, III and wife, FLORENCE G. BLAIR

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, 2, and 3 Block 4 on the Plan of The Manors of Bellemeade, as of record in Plat Book 547, page 152, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James L. Beckner and wife, Jean Nelson Beckner by deed from Charles Nelson, Jr. and wife, Jean Clinton Nelson of record in Book 5209, page 759, said Register's Office. James L. Beckner and Jean Nelson Beckner have since been divorced by final decree in the Third Circuit Court for Davidson County, Tennessee, Rule No. 81D1338, dated April 10, 1981. Jean Nelson Beckner has subsequently conveyed her interest in said property to James L. Beckner by Quitclaim Deed of record in Book 5731, page 781, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Easement of record in Book 5787, page 412; and (3) All matters appearing on the Plan of record in Plat Book 547, page 152, said Register's Office.

Carolyn T. Beckner, spouse of James L. Beckner, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said James L. Beckner.

13212

MAR 3 8 29 AM '89

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unimproved ( )
This is improved (XX) property, known as 4426 Manor Drive, Nashville, Tennessee 37205

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 1st day of March, 19 89

JAMES L. BECKNER

CAROLYN T. BECKNER

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 7764 PAGE 611

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. BECKNER and wife, CAROLYN T. BECKNER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of March, 19 89.

My commission expires 1/23/93 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1989.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

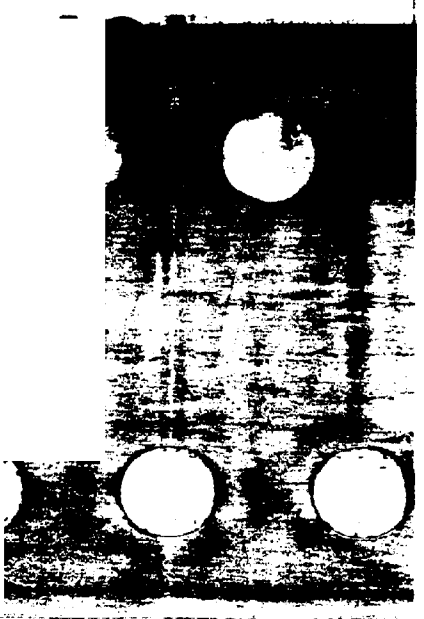
JAMES L. BECKNER and wife,
CAROLYN T. BECKNER

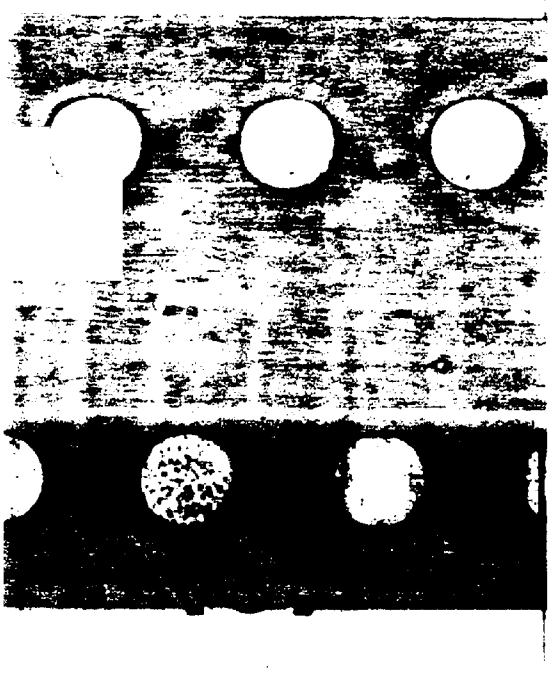
TO

FRANK W. BLAIR, III and wife,
[illegible] G. BLAIR

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7784 PAGE 642

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 396000.00
CON TX 1306.80
PRFEE 0.50
WDEED 6.00
TOTAL 1313.30
CHECK 1313.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/03/89 01 08131 0001 1952

13212

IDENTIFICATION

MAR 3 8 29 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 186533