MRH

BOOK 7811 PAGE 637

JNB466
04/04/89

FROM: Robert Randolph Blake, and wife, I. Elaine Blake
TO: John F. Stein, and wife, Beth Atkins Stein

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
John F. Stein
Sovran Bank/Central South
One Commerce Place
Nashville, Tennessee 37219

Mortgagee:
None

Map-Parcel No.
145-134

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

John F. Stein
Affiant

Subscribed and sworn to before me, this the 7th day of April, 1989.

Jenny L. Neely
Notary Public

My Comm. Expires: 11-21-92

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Randolph Blake, and wife, I. Elaine Blake, hereinafter collectively called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto John F. Stein and wife, Beth Atkins Stein, hereinafter collectively called "GRANTEE," their successors, heirs and assigns, a certain tract or parcel of land in Nashville, County of Davidson, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors, heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 in Exhibit A; and GRANTOR does further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

APR 7 10 35 AM '89

22937

WITNESS our hand this 7th day of April, 1989.

Robert Randolph Blake
Robert Randolph Blake

I. Elaine Blake
I. Elaine Blake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Randolph Blake and I. Elaine Blake, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 7th day of April, 1989.

Jimmy L. Woodall
Notary Public

My Commission Expires:
11-21-92

EXHIBIT A

PROPERTY DESCRIPTION

LAND LYING AND BEING in Davidson County, Tennessee, being hereinafter referred to as Lot No. 1 on the BLAKE SUBDIVISION, as shown in Plat Book 6200, Page 824, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the easterly side of Tyne Boulevard at the common intersection of Lot Nos. 1 and 2 of said Subdivision and Tyne Boulevard, thence S 72° 23' 9" E for a distance of 530.48 feet to a point, thence N 1° 17' 11" W for a distance of 300.32 feet to a point, thence S 85° 29' 00" West for a distance of 508.32 feet to a point on the easterly margin of Tyne Boulevard, thence along the easterly margin of Tyne Boulevard in a southerly direction S 4° 31' 00" E for a distance of 100 feet to the point of beginning and containing 2.31 acres more or less.

BEING a portion of the same property conveyed to Robert Randolph Blake and wife, I. Elaine Blake by Deed in Book 7344, Page 146, Register's Office of Davidson County, Tennessee.

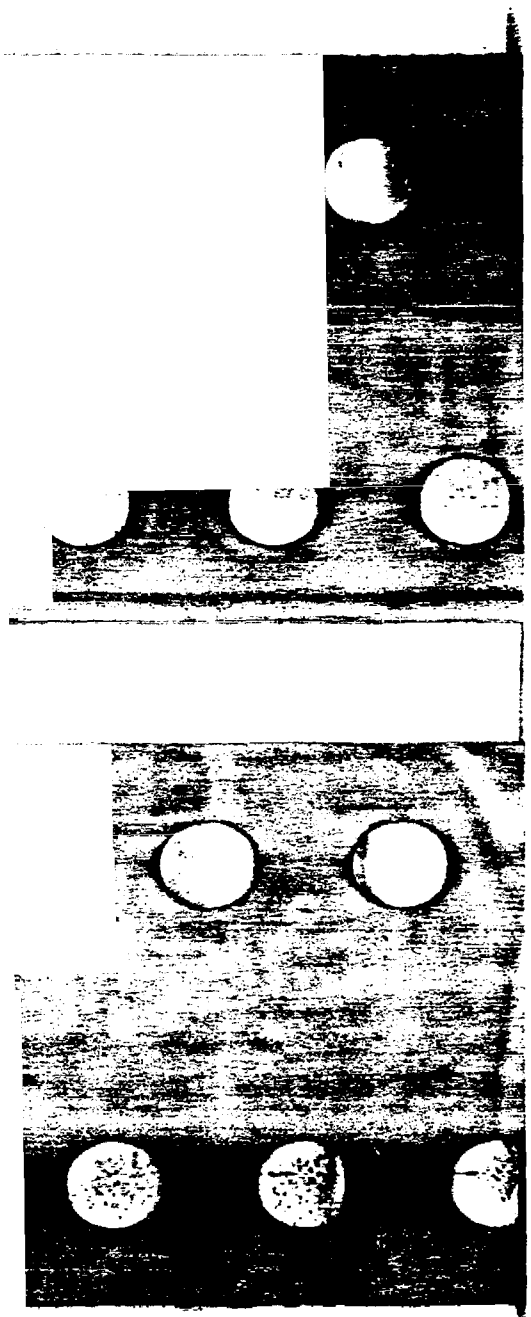
EXCEPTIONS TO TITLE

1. Real estate taxes for Metropolitan Government of Nashville and Davidson County.

Map 145, Parcel 134, Prorated 1989.

2. Plat of record in Book 6200, Page 824, Register's Office Davidson County, Tennessee.

mrh1049



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7811 PAGE 640

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
135000.00
CON TX 445.50
PRFEE 0.50
WDEED 9.00
TOTAL 455.00
CHECK 455.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10136 0001 3414

229937

IDENTIFICATION REFERENCE

APR 7 10 35 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 197830