THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Martin J. Blaser
733 Darden Place
Nashville, TN 37205

MORTGAGEE:
First Union Mortgage
Corporation
4300 Six Forks Road
Raleigh, North Carolina 27619

MAP-PARCEL NUMBERS:
MAP 115-04
PARCEL 070
8DZ 47305

WARRANTY DEED

BOOK 7924 PAGE 246

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James R. Sartor Jr. and wife, Carolyn Southgate Sartor hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Martin J. Blaser and wife, Ronna W. Blaser hereinafter called the Grantee, Grantee's 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. 195 on the plan of Hillwood Estates Section 9 Part 1, of record in Book 2331, page 27, Register's Office for said County.

SAID Lot No. 195 fronts 160.00 feet on the westerly margin of Darden Place and extends back 311.21 feet on the northerly line and 321.54 feet on the southerly line to a dead line in the rear, measuring 165.58 feet thereon.

BEING the same property conveyed to James R. Sartor, Jr. and wife, Carolyn Southgate Sartor by deed from Howard M. Parker and wife, Thelma M. Parker of record in Book 4215, page 318, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2695, page 86, said Register's Office, and to the matters set forth in the above referenced plan of record.

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
AUG 28 10 17 AM '89

IDENTIFICATION REFERENCE

6 | 2 2 2

This is (un)improved property, known as 733 Darden Place, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of August, 1989.

Carolyn Southgate Sartor

James R. Sartor Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of August, 1989, before me personally appeared James R. Sartor Jr. and wife, Carolyn Southgate Sartor to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, 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 $ 327,250.00.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of August, 1989.

My Commission Expires: 9-16-92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
James R. Sartor Jr. and wife,
Carolyn Southgate Sartor

to:
Martin J. Blaser and wife, Ronna W. Blaser

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

9812 08/28 0101 03CHECK 1086.76

LAMT	
	327250.00
CON TX	1079.76
PRFEE	1.00
MDEED	6.00
TOTAL	1086.76
CHECK	1086.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/28/87 01 10:19 0001 9812