FROM
Russell T. Montfort, Administrator of the estate of Louise Sinks Schram, deceased,

TO
Jerry W. Blair

For draftsman's use
This instrument prepared by:
Spiller Campbell, Jr.,
Attorney-at-law,
504 Stahlman Bldg.,
Nashville, Tenn. 37201
Pho: 244-7631

BOOK 8094 PAGE 988

ADDRESS NEW OWNER (S) AS FOLLOWS:	Name & Address of party to receive tax notice:	MAP-PARCEL NUMBERS
Jerry W. Blair (NAME)	Jerry W. Blair (NAME)	Map 103-3
6010 Charlotte Ave., (STREET ADDRESS OR ROUTE NUMBER)	same as the left (STREET ADDRESS)	Parcel no: 89
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	" " " " (CITY) (STATE) (ZIP)	Field Book No: 25 W 01635

IDENTIF. REFERENCE 2 1 3 4 0

(FOR REGISTER'S USE)
APR 24 3 26 PM '90
DAVIDSON COUNTY TENN.
RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,500.00 Spiller Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 1990.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

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 of which is hereby acknowledged,

I, Russell T. Montfort, Administrator C. T. A. of the estate of Louise Sinks Schram, deceased, and by the power and authority vested in me by the will of Louise Sinks Schram of record in Will Book 166, Page 91, Probate Court Clerk's office for Davidson County, Tennessee, have bargained and sold, and by these presents do hereby transfer and convey unto Jerry W. Blair, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the easterly 50 feet of the westerly 200 feet of the northerly 150 feet of Block No. 19 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.

Said part of Block No. 19 fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clarence P. Schram and wife, Louise Schram, by deed from James Porter Taylor and wife, Mildred B. Taylor, of record in Book 1905, Page 1, said Register's Office, the said Clarence P. Schram having predeceased his wife, Louise Schram, also deceased; and being the same property devised to Judith Evelyn Schram Smith by a devise in the will of Louise Sinks Schram, deceased, of record in Will Book 166, Page 91, Probate Court Clerk's Office for said County, and by decree or order of Chancery Court of Davidson County, Tenn., Part

II, in the cause, Russell T. Montfort, Administrator C. T. A. et al, vs Clarence Phillip Schram, Jr., docket No. 89-1621-II, of record in Minute Book 156, Page 109, forfeiting rights of Clarence Phillip Schram, Jr. in said real property, and with authority to sell said realty being granted to Russell T. Montfort, Administrator CTA by a provision of the will of Louise Sinks Schram, deceased, of record in Will Book 166, Page 91, Probate Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 5105 Dakota Ave., Nashville, Tenn. 37209.

Metropolitan taxes have been prorated for the year of 1990.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Jerry W. Blair, his heirs and assigns, forever; and I, Russell T. Montfort, Administrator C. T. A. of the Estate of Louise Sinks Schram, as such administrator, do hereby transfer, assign and set over unto the said Jerry W. Blair all of the covenants and warranties contained in the deed of record in Book 1905, Page 1, Register's Office for said County, and vested in Judith Evelyn Schram Smith by said devise and Court order, and does hereby warrant the title as fully as he is authorized to do as such Administrator, but not further or otherwise.

Witness my signature on this 24th day of April, 1990.

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Russell T. Montfort, Administrator CTA

Russell T. Montfort, Administrator CTA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

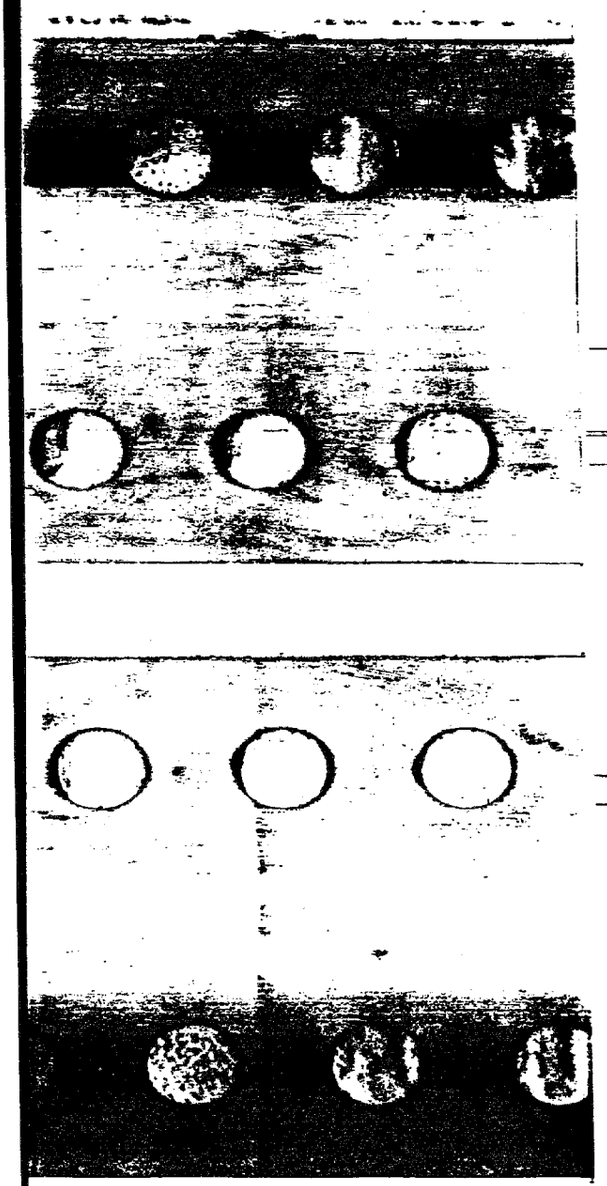
Personally appeared before me, Ronna Harris, a Notary Public in and for said County and State, the within named Russell T. Montfort, Administrator CTA of the Estate of Louise Sinks Schram, deceased, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of April, 1990.

Ronna Harris
Notary Public

My commission expires: 3/24/97

RONNA HARRIS NOTARY PUBLIC DAVIDSON COUNTY



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

RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 990

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

CAMT 32500.00
CON TX 107.25
PRFEE 1.00
WDEED 6.00
TOTAL 114.25
CHECK 114.25

04/24/90 01 15:23 0001 4104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21340

IDENTIF. REFERENCE

APR 24 3 26 PM '90

DAVIDSON COUNTY TN.

No. 313176