STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,539.96
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: March 20 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Blair (NAME)	First Wachovia Mortgage Company (NAME)	12DZ 96705
805 Jones Place (ADDRESS)	P.O. Box 3174 (ADDRESS)	60-16-311
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, John Sands and wife, Dorothy R. Sands

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Blair and wife, Bonita Blair

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 9 on the Plan of Jones Village of record in Plaat Book 6250, page 861, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to John Sands and wife, Dorothy R. Sands by deed from Mike Suggs and Mike Wall of record in Book 7327, page 794, Register's Office for Davidson County, Tennessee.

* including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $59,062.00 payable to Collateral Mortgage, Ltd., and secured by a Deed of Trust of record in Book 7327, page 797, re-recorded in Book 7333, page 851, Register's Office for Davidson County, Tenenssee, to which reference is here made for complete terms and conditions;

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Aug 21 12 17 PM '90

unimproved ( )
This is improved (X) property, known as 805 Jones Place, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 15th day of August 19 90

John Sands

Dorothy R. Sands

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

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 John Sands and wife, Dorothy R. Sands

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of August, 19 90

Commission expires March 27, 1992

Wendy [illegible]
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

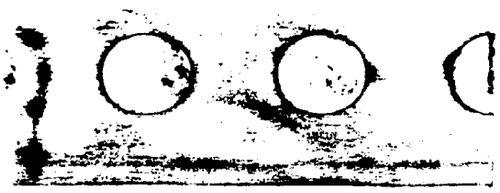
FROM
John Sands and wife, Dorothy R. Sands

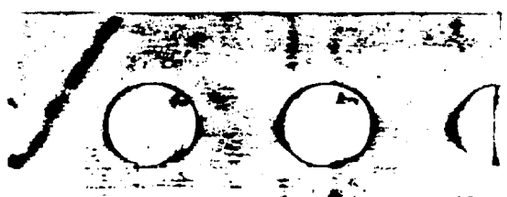
TO
Earl Blair and wife, Bonita Blair

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

2044 08/21 0101 03CHECK 213.25









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8179 PAGE 364

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 62539.96
				CON TX 206.25
				PRFEE 1.00
				MDEED 6.00
				TOTAL 213.25
				CHECK 213.25

08/21/90 01 12:19 0001 2044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

Aug 21 12 17 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 348454