BOOK 8317 PAGE 222

Box 40

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,918.78

John B. Fergus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1990

Notary Public

MY COMMISSION EXPIRES 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Michael B. Blackwell, et ux (NAME)	Michael B. Blackwell, et ux (NAME)	Map 83-3
P.O. Box 218224 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 218224 (STREET ADDRESS)	Parcel 185
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee. 37221 (CITY) (STATE) (ZIP)	27W-05040

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, WE, JOHN B. FERGUS, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL B. BLACKWELL AND WIFE, TRACI A. BLACKWELL

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. 1, on the Plan of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, as shown on plat of record in Plat Book 161, page 153, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more partcular description.

Being the same property conveyed to John B. Fergus and wife, Margaret E. Fergus by deed of record in Book 7449, page 539, Register's Office for Davidson County, Tennessee. John B. Fergus and Margaret E. Fergus are now divorced and property conveyed to John B. Fergus by quitclaim deed pursuant to terms of agreement in Circuit Court for Davidson County, Tennessee, No. 89D-2044, of record in Book 7955, page 48, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust in the original principal sum of $72,244.00 securing Leader Federal Mortgage, Inc. of record in Book 7955, page 50, said Register's Office which was later assigned to First Wachovia Mortgage Company by instrument of record in Book 7982, page 294, said Register's Office. The escrow account in connection with the loan assumed and the insurance policy insuring the dwelling upon the land herein conveyed is hereby transferred by the Grantor herein to the Grantees.

unimproved ( ) This is improved (X) property, known as 1101 Porter Road, Nashville, Tennessee. 37206
(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 my hand this 7th day of December, 19 90

John B. Fergus

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JOHNNIE A. ANDREWS LIKEN, a Notary Public in and for said County and State, the within named JOHN B. FERGUS

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 19 90.

Johnnie A Andrews Liken
Notary Public

Commission Expires 1/23/94

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN B. FERGUS

TO

MICHEAL B. BLACKWELL AND WIFE,

TRACI A. BLACKWELL

247-57 5854 03/27 0101 03CHECK

16 MAR 91 10 51 AM

MAR 27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

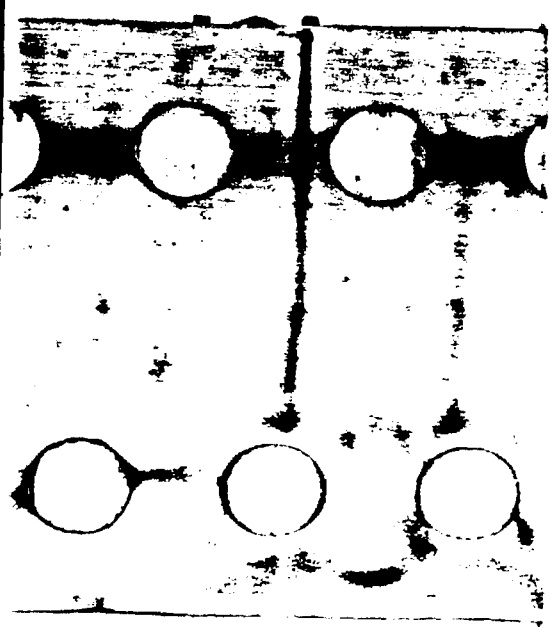
IDENTIF. T REFERENCE

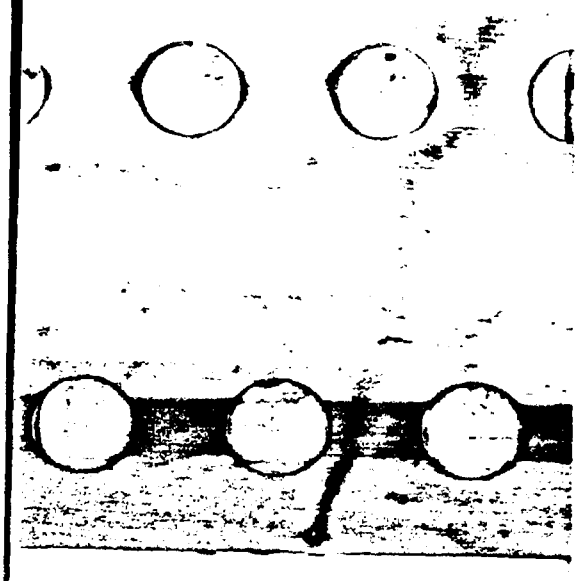
ATTORNEYS TITLE

A Minnesota Title Company

5 6 6 1 0

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8317 PAGE 224

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

BANK	72918.78
CON TX	240.57
PRFEE	1.00
WDEED	6.00
TOTAL	247.57
CHECK	247.57

03/27/91 01 10:51 0001 6854

01995

IDENTIF. TREFERENCE

MAR 27 10 51 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 407590