File Box 38 File 10001

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 8330 PAGE 657

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nancy H. Blackwelder (NAME) | GMAC MORTGAGE CORPORATION OF PA (NAME) | Map 116-8 |
| 200 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER) | 8360 Old York Road/Tax Dept. (STREET ADDRESS) | Parcel 29 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | Elkins Park, PA 19117-1590 (CITY) (STATE) (ZIP) | F.B. 7DA9615 |

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, Robin E. Delmer and Richard C. Patton, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy H. Blackwelder, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 A Resubdivision of Lots No. 29 to 34 & Lots No. 49 to 54 inclusive in the Kenner Manor Land Company's 2nd Subdivision as of record in Plat Book 547, page 134, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robin E. Delmer and Richard C. Patton by deed from Dr. M.W. Delmer of record in Book 7777, page 552, said Register's Office.

This conveyance is subject to: (1) 1991 taxes, which have been prorated and assumed by the Grantees herein; and (2) All matters appearing on the Plan of record in Plat Book 547, page 134, said Register's Office.

0 6 7 4 1

IDENTIF. REFERENCE

APR 16 9 07 AM '91

FELIX E. ... REGISTER
DAVIDSON COUNTY TN.

5012 04/16 0101 03CHECK 419.50

unimproved ( )
This is improved (XX) property, known as 200 Kenner Avenue, Nashville, Tennessee 37205

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

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of April, 1991.

Robin E. Delmer

Richard C. Patton by Robin E. Delmer Attorney in Fact
Richard C. Patton
BY: Robin E. Delmer, Attorney-In-Fact for the said Richard C. Patton, by Power of Attorney recorded simultaneously herewith.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin E. Delmer

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of April, 19 91.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin E. Delmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Richard C. Patton and is authorized by the said Richard C. Patton to execute this instrument on his behalf.

Witness my hand, at Office, this 12th day of April, 1991.

Notary Public

My Commission Expires: May 8, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 1991.

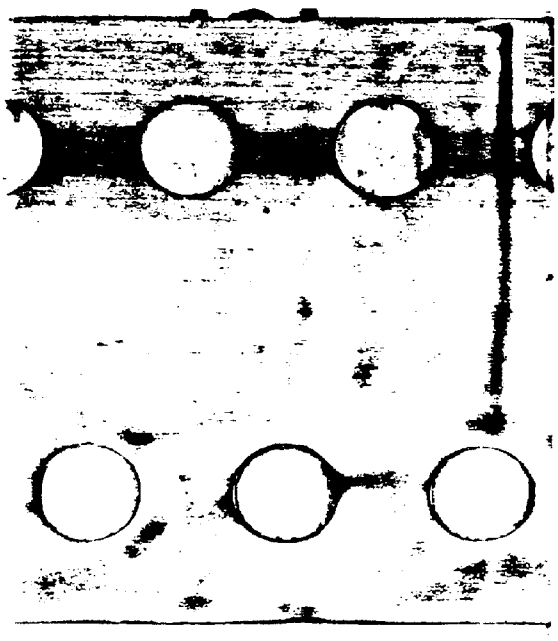
MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL) Notary Public

**WARRANTY DEED**

**FROM** Robin E. Delmer and Richard C. Patton

**TO** Nancy H. Blackwelder

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

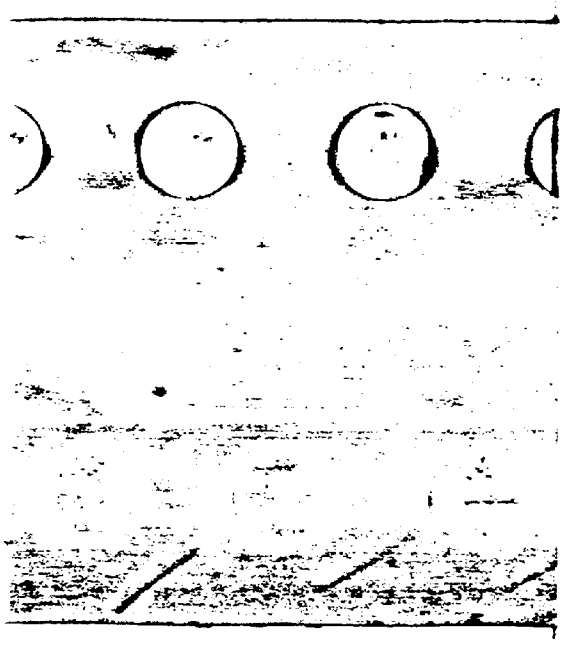
RECEIVED OF _____

FOR _____

BOOK 8330 PAGE 659

| | | |
|---|---|---|
| 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 125000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| STATX | 412.50 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 419.50 |
| CHECK | 419.50 |

04/16/91 01 09:08 0001 5012

06741

IDENTIF. REFERENCE

APR 16 9 07 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 413066