Box 23

File No: 8481-1

BOOK 8402 PAGE 350

Address New Owner:	Send Tax Bills To:	Map/Parcel
C. R. Blackwood, etux	Same	Map 82-7
304 SINGER DRIVE		Par 132
MADISON, TN 37115		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, JAMES E. JEAN and wife, BARBARA F. JEAN, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto C. R. BLACKWOOD and wife, SHERRY N. BLACKWOOD, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being the westerly 10.0 feet of Lot No. 9, all of Lot No. 10 and the easterly 25.0 feet of Lot No. 11 on the Plan of Humphrey Pierce's Addition to East Nashville, as of record in Book 161, page 20, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9, all of Lot No. 10 and part of Lot No. 11 front together 75.0 feet on the southerly side of Wilburn Street and run back between parallel lines 91-1/2 feet, more or less, to alley.

BEING THE SAME property conveyed to James E. Jean and wife, Barbara F. Jean, by deed from Betty Jean Coleman of record in Book 8143, Page 339, said Register's Office.

THIS PROPERTY IS conveyed subject to the Plan of record in Book 161, Page 20, said Register's Office; any easements; Metro letter of record Book 8376, Page 493, said Register's Office; and to all applicable local government planning, building and zoning regulations. This property and improvements are transferred in "AS IS" condition.

THIS IS improved property known as 312 Wilburn Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said C. R. BLACKWOOD and wife, SHERRY N. BLACKWOOD, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 hands on this 17 day of July, 1991.

James E. Jean
JAMES E. JEAN

Barbara F. Jean
BARBARA F. JEAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00

AFFIANT

Sworn to and subscribed before me this 19TH day of July, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Jean and wife, Barbara F. Jean, the bargainors, 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 Brentwood, Tennessee, this 19TH day of July, 1991.

NOTARY PUBLIC

My commission expires: 5/22/93.

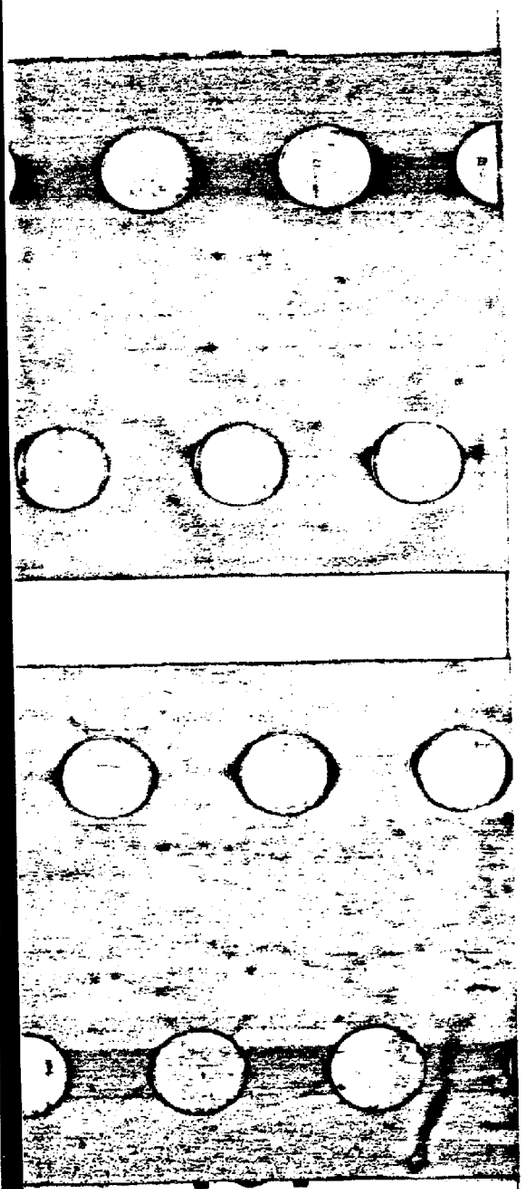
PREPARED BY:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

3635 07/22 0101 03CHECK 32.90

32505

IDENTIFICATION REFERENCE

JUL 22 1 29 PM '91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8402 PAGE 352

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	7000.00
CON TX	25.90
PRFEE	1.00
WDEED	6.00
TOTAL	32.90
CHECK	32.90

07/22/91 01 13:31 0001 3635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32505

IDENTIFICATION REFERENCE

JUL 22 1 29 PM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 442622