8

Map 16
Parcel 216

WARRANTY DEED

THIS INDENTURE, made and entered into on this Larry R. Blackmore and husband & Wife, by and between LARRY R. BLACKMORE and SANDRA H. BLACKMORE, husband and wife

party of the first part, and Clint Ashley and Alice Ashley party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 35 on the plan of Ridgeview Estates Section II, Phase II, of record in Book 692 as amended in Book 7495, page 740, Register's Office for said County.

SAID Lot No. 35 fronts 250.00 feet on the southerly margin of Ridgeview Court and extends back 165.00 feet on the westerly line and 255.47 feet on the easterly line to a dead line in the rear, measuring 160.58 feet thereon.

Property address: 6912 Ridge Runner Court, Goodlettsville, Tennessee 37072

Being the same property conveyed to Larry Blackmore, Trustee, by deed from Lama Terra Limited a Tennessee Limited Partnership, of record in Book 7496, page 265, said Register's Office. Larry Blackmore, Trustee has since conveyed all interest in subject property as Trustee and individually, to Larry R. Blackmore and wife, Sandra H. Blackmore, by Quitclaim deed of record in Book 7722, page 264, said Register's Office.

4116.8

IDENTIFICATION REFERENCE

AUG 23 9 53 AM '91

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

X Larry R. Blackmore
LARRY R. BLACKMORE

X Sandra H Blackmore
SANDRA H. BLACKMORE

BOOK 842 PAGE 475

STATE OF TENNESSEE, COUNTY OF X -

Personally appeared before me, a Notary Public in and for said State and County, Larry R. Blackmore and Sandra H. Blackmore, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that t he y executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this X 18TH day of X July

X Joyce Hudgins
Notary Public

My Commission Expires JAN. 9, 1991

My commission expires: X

(FOR RECORDING DATA ONLY)

Property Address 6912 Ridge Runner Court

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

Clint Ashely and Alice Ashley

6912 Ridge Runner Court

Goodlettsville, TN 37072

This instrument prepared by: under supervision of:

Nathan C. Lee, Esq.

P O Box 358

Chester, Virginia 23831

State Tax .....$.....

Register's Fee 50

Recording Fee 6.00

Total .....$.....

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 102,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Clint Ashley
Affiant

Subscribed and sworn to before me this 18th day of August, 19

Notary Public

My commission expires: 3-20-

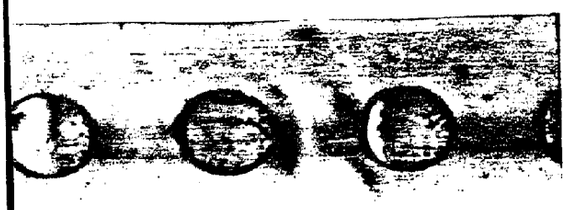
RECORDER'S USE
Liability of Writing, Typing or ... Document Unsatisfactory When Received.

6044 08/23 0101 03CHECK 384.40

COMPLIMENTS OF MID-SOUTH TITLE INSURANCE CORPORATION

MST

Form 59 11/85



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

RECEIVED OF _____

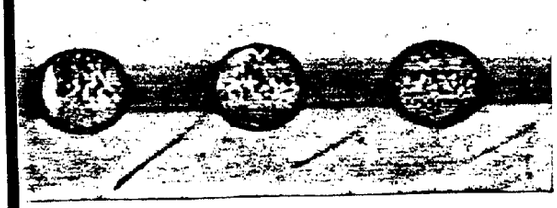
FOR _____

BOOK 8426 PAGE 476

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	
				102000.00
			CON TX	377.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	384.40
			CHECK	384.40
08/23/91	01	09:53	0001	6044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.1168

IDENTIFICATION REFERENCE

AUG 23 9 53 AM '91

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

No. 452551