Box 17

BOOK 8566 PAGE 232

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):
Monica Len Blackwell
1605 Gartland Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 83-10
Parcels 144 (1607)
145 (1605)
156 (1612)

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Thomas R. Blackwell, unmarried

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Monica Len Blackwell

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract 1:
Being Lot No. 6 on an unrecorded map showing a subdivision of a part of the north part of Lot No. 81 on the Plan of Lockeland, or Chadwell Home Place in East Nashville, as of record in Book 57, page 135, Register's Office for said County, described according to a survey made by Pete Meyer, December 27, 1945, as follows:

Beginning on the northerly margin of Gartland Avenue at a point 276.1 feet west of the westerly margin of North 17th Street, being the corner of Lot Nos. 5 and 6 on said unrecorded map; thence with the line between said two lots northwardly 142.2 feet; thence westwardly 54.9 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots southwardly 141.3 feet to the northerly margin of Gartland Avenue; thence with said Avenue eastwardly 55 feet to the beginning.

Being the same property conveyed to Thomas R. Blackwell by deed from A. R. Blackwell and wife, Hattie Marie Blackwell, of record in Book 4366, page 657, Register's Office for Davidson County, Tennessee.

This is improved property at 1605 Gartland Avenue, Nashville, TN.

Tract 2:
Land in Davidson County, Tennessee, being part of the north part of Lot No. 81 on the Plan of Lockeland, or Chadwell Home Place in East Nashville, as of record in Book 57, page 135, Register's Office for said County, and being known as Lot No. 5 on the map of an unrecorded subdivision of the above property by Floyd Y. Adkinson and described according to a copy of a survey thereof made December 27, 1945, by Pete Meyer, as follows:

Beginning at a point in the north margin of Gartland Avenue at a corner of Lot Nos. 5 and 6; thence with the line between said lots, northerly 142.2 feet; thence easterly 54.9 feet to the corner of Lot Nos. 4 and 5; thence with the line between said lots, southerly 143.2 feet to the north margin of Gartland Avenue; thence with the margin of the same, westerly 55 feet to the beginning.

Being the same property conveyed to Thomas R. Blackwell by deed from G. G. Garrett, Jr., Trustee, of record in Book 4800, page 904, Register's Office for Davidson County, Tennessee.

This is improved property at 1607 Gartland Avenue, Nashville, TN.

Tract 3:
Being Lot No. 7 on the Plat of Mrs. T. R. Parrish's Subdivision of Lot No. 81, Chadwell Home Place, as of record in Book 547, page 80, Register's Office for said County.

Said Lot No. 7 fronts 38 1/2 feet on the southerly side of Gartland Avenue and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Thomas R. Blackwell by deed form Bertha Lee Woodson of record in Book 4706, page 909, Register's Office for Davidson County, Tennessee.

This is improved property at 1612 Gartland Avenue, Nashville, TN.

These descriptions are the same as used in previous deeds.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 2nd day of March, 1992.

Thomas R. Blackwell
THOMAS R. BLACKWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas R. Blackwell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1992.

My Commission Expires:
1-25-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of March, 1992.

My Commission Expires:
1-25-93

NOTARY PUBLIC

8 9 4 9 1
MAR 4 11 23 AM 92
FEE 3157 03/04 0101 03CHECK 377.00
FEE Z. WILSON JJ REGISTER
DAVIDSON COUNTY, TN.
MENT TAX REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	377.00
			CHECK	377.00
03/04/92	01		11:23 0001	3167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8949 I

IDENTIFICATION REFERENCE

Mar 4 11 23 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 507653