VIII-D/SA 30 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

WARRANTY DEED BOOK 8654 PAGE 124

Address New Owner(s) as follows: JEFF T. BLACKWELL and wife, JUNE C. BLACKWELL, 2294 Ingram Road, Whites Creek, Tennessee, 37189

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 31, Part of Parcel No. 122.

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, ALBERT TOLBERT, JR. and wife, BARBARA ELLEN TOLBERT, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto JEFF T. BLACKWELL and wife, JUNE C. BLACKWELL, hereinafter referred to as Grantees, their heirs and assigns, our one-half (1/2) undivided interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Land in the Second Civil District, Nashville, Davidson County, Tennessee, and being identified as Tract "B" and described according to a survey dated 13 April 1990, prepared by R. L. Montoya - Registered Land Surveyor, Tennessee No. 697, as follows, to wit:

BEGINNING at an iron pin in the North margin of Ingram Road, said pin being the common corner of the Albert Tolbert, Jr., Property (Map No. 31, Parcel No. 73), as shown of record in Book 4013, page 484, and the Jeff T. Blackwell Property (Map No. 31, Parcel No. 74), as shown of record in Book 4013, page 482, both Register's Office for Davidson County, Tennessee; thence, with the common line of Tolbert and Blackwell, North 35° 55' 38" West 497.19 feet to an iron pin, and then continuing North 35° 58' 32" West 163.68 feet to an iron pin, this being the actual point of beginning for Tract "B"; thence South 37° 51' 02" West 391.04 feet to an iron pin; thence North 54° 17' 20" West 356.35 feet to an iron pin; thence North 12° 48' 20" East 614.50 feet to an iron pin; thence, along the common boundary of this tract (Tract "B" on the Survey) and another tract (Tract "A" on the Survey), South 38° 15' 37" East 634.80 feet to the point of beginning, and containing 5.08 acres, more or less.

Being a portion of the same property conveyed to Jeff T. Blackwell and wife, June C. Blackwell, a one-half (1/2) undivided interest, and Albert Tolbert, Jr. and wife, Barbara Ellen Tolbert, a one-half (1/2) undivided

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FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

PICK-UP

211 2101 03CHECK 10.70

interest, by Deed from William DuRard, unmarried, as shown of record in Book 3934, page 884, Register's Office for Davidson County, Tennessee.

This is ( ) improved and (X) unimproved property, located on _____.

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JEFF T. BLACKWELL and wife, JUNE C. BLACKWELL, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of a one-half (1/2) undivided interest in said land in fee simple, have a good right to convey it, and 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 said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular 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 duly executed this Warranty Deed on the 9th day of May 1992.

Albert Tolbert Jr
ALBERT TOLBERT, JR.

Barbara Ellen Tolbert
BARBARA ELLEN TOLBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainors, ALBERT TOLBERT, JR. and wife, BARBARA ELLEN TOLBERT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 9th day of May 1992.

Bonnie K. Skipworth Notary Public

My commission expires March 23 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

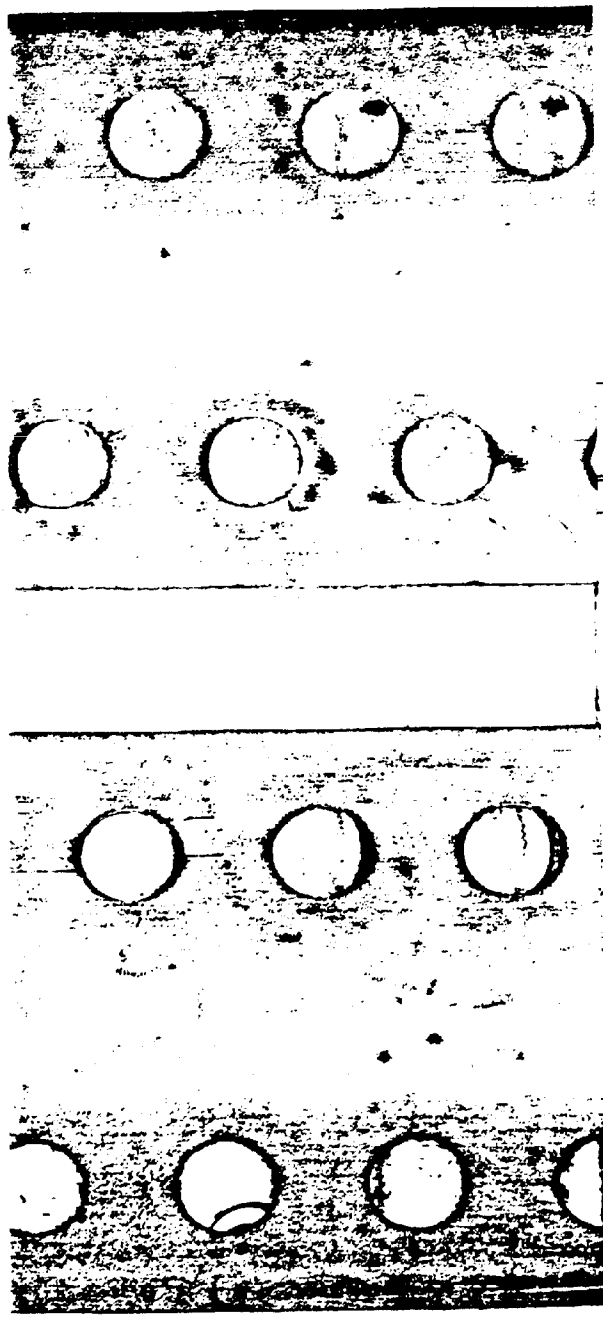
The actual consideration or value, whichever is greater, for this transfer, is $1,000.00.

Jeff T. Blackwell Affiant

Subscribed and sworn to before me this 9th day of May 1992.

Bonnie K. Skipworth Notary Public

My commission expires: March 23, 1996



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8654 PAGE 126

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 1000.00
CON TX 3.70
PRFEE 1.00
[illegible] 6.00
TOTAL 10.70
CHECK 10.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. TREFERENCE

JUN 17 3 40 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

06/17/92 01 15:41 0001 2114

No. 541852