Realty 48

FORM No. WD-1

BOOK 9163 PAGE 58

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 451,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 1993

Notary Public

MY COMMISSION EXPIRES: June 28, 1995

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard N. Blackburn	NationsBanc Mortgage Corporation	132-6, #39
(NAME) 4107 Franklin Road	(NAME) P. O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37204	(STREET ADDRESS) Louisville, KY 40201-0353	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Donald J. Estes and wife, Nancy C. Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard N. Blackburn and wife, Suzanne M. Blackburn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a tract of land on the west side of Franklin Pike, being a part of the land known as John Thompson's Farm and parts of Lots No. 4 and 5 of the Mullen Lands, as of record in Minute Book 1, Page 103, of the Chancery Court at Nashville, described partly according to an old survey made by W.B. Southgate, August 16, 1920, as follows:

Beginning at a point in the west margin of the present Franklin Pike in the east line of a 30 foot strip of ground that was originally part of the right of way of the Franklin Interurban Railroad, lying along the west margin of said Franklin Pike, said Interurban Railroad having been abandoned, said point being north 82 degrees east 30 feet from a post at the northeast corner of the A.M. Hagan 12.62 acre tract; thence crossing said abandoned right of way and along the north line of the Hagan Land, south 82 degrees west 750 feet more or less to an iron pin the southeast corner of a tract of 4.1 acres conveyed to Curry L. Turner and wife, by deed from George M. White and wife, as of record in Book 1258, Page 331, thence along Turner's east line north 2 degrees west 250.5 feet to a point being a iron pin in the south line of the property formerly belonging to Mary D. White and subsequently conveyed to C.L. Turner by deed of record in Book 1218, page 390, thence along Turner's south line, north 82 degrees east 697.4 feet to a point in the east line of the abandoned right of way of the said Franklin Interurban Railroad in the west line of the said Franklin Pike; thence along with the line of the same, south 8 degrees east 250 feet to a point, the beginning.

unimproved ( ) This is improved (XX) property, known as 4107 Franklin Road, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand S this 18th day of November, 19 93

Donald J. Estes

Nancy C. Estes

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, Donald J. Estes and wife, Nancy C. Estes with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 18th day of November, 1993

Notary Public Teresa L. Beard

My commission expires: June 28, 1995

NOTARY PUBLIC
STATE OF TENNESSEE

DEED

FROM

TO

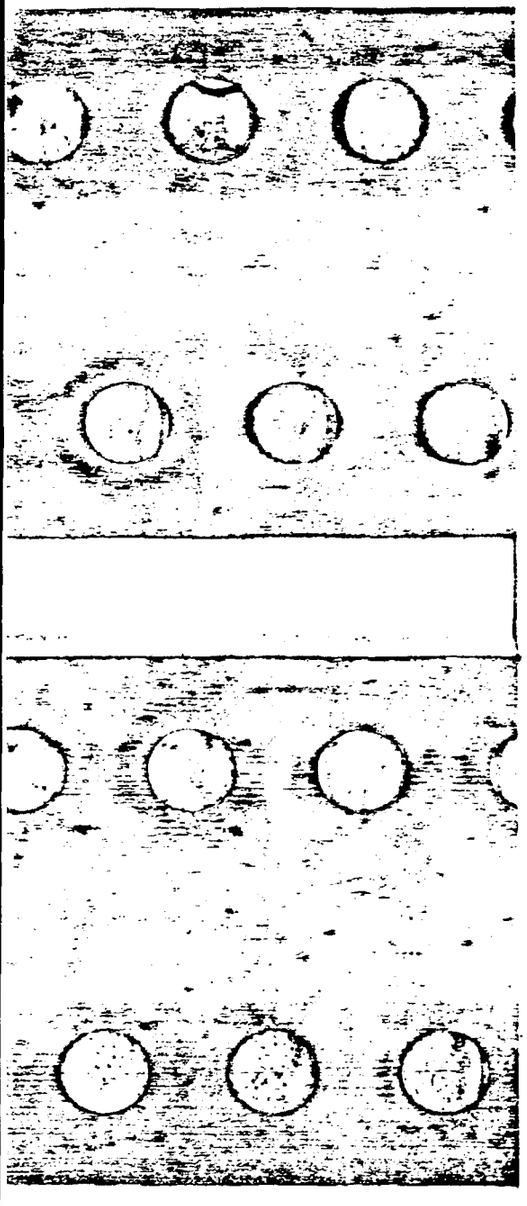
93 NOV 24 AM 10:46

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

89405
IDENTIF. ↑ REFERENCE

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

2420 11/24 0101 03CHECK 1677.70



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	
				451000.00
			CON TX	1668.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1677.70
			CHECK	1677.70
11/24/93	01		10:47 0001	2420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89405
IDENTIF. ← REFERENCE

93 NOV 24 AM 10:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 726142