12239 File Box 38, First Title and Escrow Co., Inc.

WARRANTY DEED

BOOK 9238 PAGE 834

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KIRK A. LUNDBLADE	FIRST TENNESSEE BANK	Map 116-15
(NAME)	(NAME)	
419 Lynwood Boulevard	P.O. Box 351	Parcel 62
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	FB BM 1685
(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, DONALD IAN NESBITT MCKENZIE AND WIFE, LOUISE FELKER MCKENZIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRK A. LUNDBLADE AND ELIZABETH DIANE LUNDBLADE

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

Land in Davidson County, Tennessee, being Lot No. 71A and part of Fourth Street, now closed on the Plan of Re-Subdivision Parts Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 71-A and part of Fourth Street (now closed) front together 125 feet on the westerly side of Lynwood Boulevard and run back between parallel lines 298.8 feet tp a deadline.

Being the same property conveyed to Donald Ian Nesbitt McKenzie and wife, Louise Felker McKenzie by deed from M. Lee Smith and wife, Billie Ann Smith of record in Book 6081, page 888, said Register's Office. Donald Ian Nesbitt McKenzie having conveyed an undivided 13/34 interest to Trust Company Bank, as Trustee under the Last Will and Testament of Julia Ray Felker deceased, by quitclaim deed of record in Book 6194, page 230, said Register's Office, Trust Company Bank having conveyed said interest to Donald Ian Nesbitt McKenzie and Louise Felker McKenzie by quitclaim deed in Book 6849, page 452, said Register's Office, said 13/34 interest being conveyed to Trust Company Bank by quitclaim deed in Book 7081, page 783, said Register's Office, and then reconveyed to Donald Ian Nesbitt McKenzie and wife, Louise Felker McKenzie by quitclaim deed in Book 9186, page 498, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5787, page 190; (3) All matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 419 Lynwood Boulevard, Nashville, Tennessee 37205

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

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of January, 19 94

Donald Ian Nesbitt McKenzie
DONALD IAN NESBITT MCKENZIE

Louise Felker McKenzie
LOUISE FELKER MCKENZIE

STATE OF TENNESSEE

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COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD IAN NESBITT MCKENZIE AND WIFE, LOUISE FELKER MCKENZIE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of January, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is 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, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

14048

IDENTIF. & REFERENCE

94 FEB -2 PM 12:25

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DONALD IAN NESBITT MCKENZIE AND WIFE, LOUISE FELKER MCKENZIE

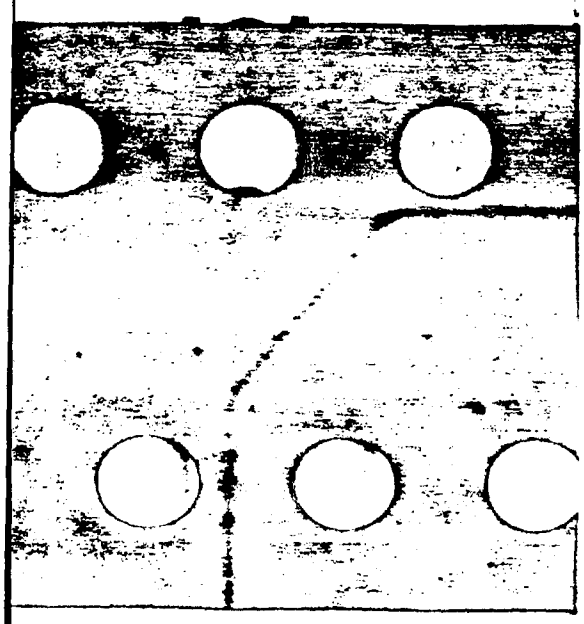
TO

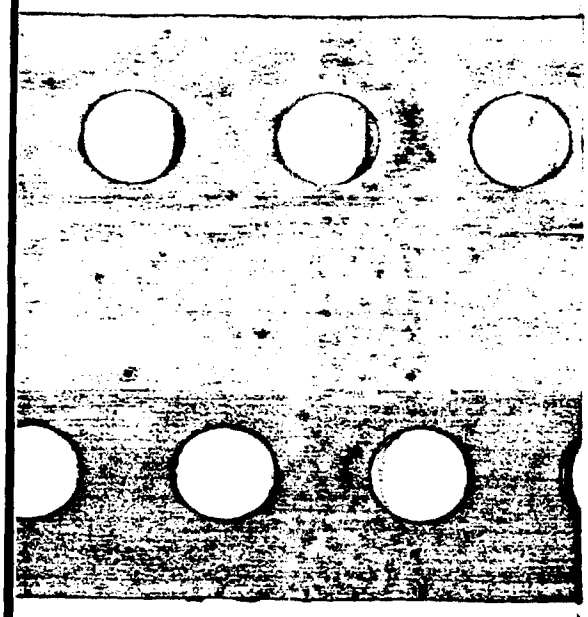
KIRK A. LUNDBLADE AND ELIZABETH DIANE LUNDBLADE

1569 02/02 0101 03CHECK 1156.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 310000.00
CON TX 1147.00
PRFEE 1.00
WDEED 8.00
TOTAL 1156.00
CHECK 1156.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 12:24 0001 1569

14048
IDENTIF. ↑ REFERENCE

94 FEB -2 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.752556