41

BOOK 9266 PAGE 667

GENERAL WARRANTY DEED

FROM: William Mark Lyle Andrews, Grantor

TO: Brian A.W. Blacklock and wife, Joan M. Blacklock, Grantees

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
114 Dunham Springs Lane Nashville, TN 37205	Same	116-1A-17
		Field Book Numbers
		_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Twenty-Nine Thousand Nine Hundred and No/100 Dollars ($429,900.00).

_____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of March, 1994.

_____
Notary Public

My Commission Expires: 9-27-97

FOR AND IN CONSIDERATION OF the sum of Four Hundred Twenty-Nine Thousand Nine Hundred and No/100 Dollars ($429,900.00), the receipt and sufficiency of which are hereby acknowledged, WILLIAM MARK LYLE ANDREWS, a single man (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto BRIAN A.W. BLACKLOCK and wife, JOAN M. BLACKLOCK, (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 114 Dunham Springs Lane, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 2 day of March, 1994.

WILLIAM MARK LYLE ANDREWS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen E. Marcotte, a Notary Public of said County and State, WILLIAM MARK LYLE ANDREWS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2nd day of March, 1994.

Kathleen E. Marcotte
Notary Public

KATHLEEN E. MARCOTTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-27-97

EXHIBIT A

Property Description

Being Lot 17 of Dunham Springs Residential Park, as shown on the plat thereof recorded in Book 6250, page 936, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to William Mark Lyle Andrews, by deed from B.N.B. Properties, Inc., of record in Book 8874, page 575, said Register's Office.

This is the same description as contained in the above-mentioned deed.

EXHIBIT B

Encumbrances

1. 1994 Real Property Taxes, a lien not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions for Dunham Springs of record in Book 6875, page 530, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 6250, page 936, said Register's Office.

4. Easements for sanitary sewer and/or storm drainage of record in Book 4462, page 147, and Book 6380, page 360, said Register's Office.

5. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County in ordinance No. 82-1062 closing a portion of Shadybrook Drive.

6. Easements for sewer, water, electric, gas and telephone lines retained by Metropolitan Government of Nashville and Davidson County in Ordinance No. 85-1074 closing a portion of Dunham Springs Road.

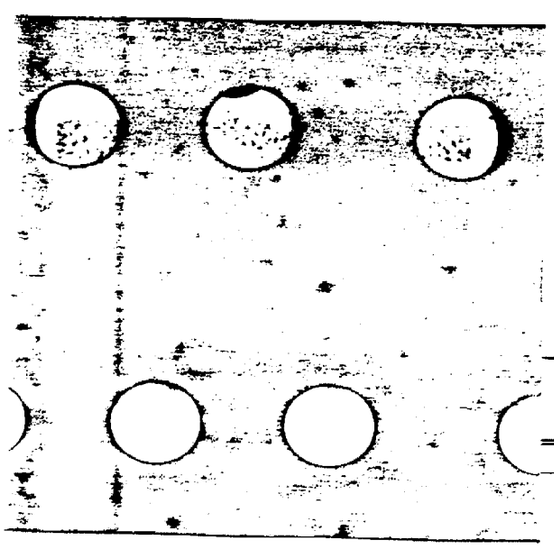
7. All matters set forth on the survey dated 4/31/86 by PRC Engineers.

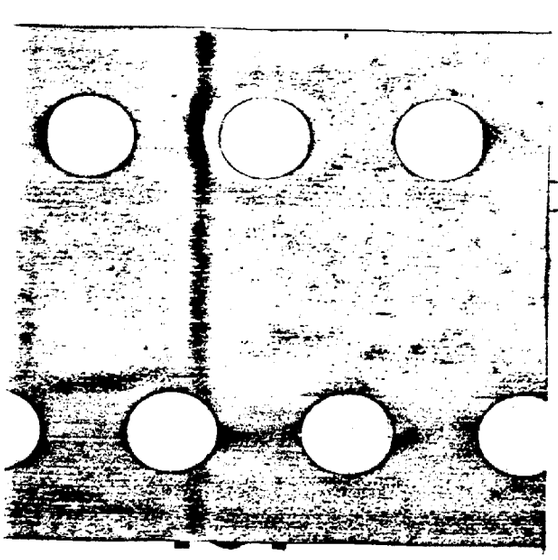
8. Easements for water and sewer of record in Book 7593, page 527, and Book 7593, page 590, said Register's Office.

9. Easements for sanitary sewers and/or storm drainage of record in Book 7899, page 680, and Book 7903, page 989, said Register's office.

10. Right-of-Way Agreement conveyed to Nashville Gas Company of record in Book 7899, page 686, said Register's office.

23143
IDENTIFICATION REFERENCE
94 MAR -3 PM 1:32
DAVIDSON COUNTY, TN.
03/03 1101 03CHECK 1607.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9266 PAGE 611

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	429900.00
CON TX	1590.63
PRFEE	1.00
WDEED	16.00
TOTAL	1607.63
CHECK	1607.63

03/03/94 01 13:33 0001 7105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23443

IDENTIFICATION REFERENCE

94 MAR -3 PM 1:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762529