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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35403)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 225225.00

Affiant

Sworn and subscribed before me this 20th day of July, 1994.

Notary Public

My Comm. Expires: 9-24-94

ADDRESS NEW OWNER:

A. R. Marsden
Patricia D. Marsden
576 Harpeth Trace Drive
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
143-02A-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugene Blake and spouse, Mary Blake,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **A. R. Marsden and spouse, Patricia D. Marsden,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Harpeth Trace Estates, Phase Three, of record in Book 5200, page 751, 752 and 753, Register's Office for said County.

SAID Lot No. 15 fronts 137.80 feet on the easterly margin of Harpeth Trace Drive (private) and extends back 116.51 feet on the northeasterly line and 113.77 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Eugene Blake and wife, Mary Blake, also known as Mary P. Blake, by deed from Brenda G. Rosenblum and Barbara F. Weinstein of record in Book 6983, page 58, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, Page 208, Book 5380, page 357 and Book 6274, page 148, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Mary P. Blake by Eugene Blake as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 576 Harpeth Trace Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of July, 1994.

x Eugene Blake
Eugene Blake

x Mary P Blake By Eugene Blake
Mary P. Blake, By: Eugene Blake, Atty-In-Fact Atty-In-Fact

State of Tennessee
County of Davidson

On this 20th day of July, 1994, before me the undersigned authority, personally appeared **Eugene Blake**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-21-96

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eugene Blake**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary P. Blake**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of July, 1994.

Notary Public

My Commission Expires: 9-24-94

EXHIBIT "A"
To
WARRANTY DEED

FROM: Eugene Blake and Mary Blake

TO: A. R. Marsden and Patricia D. Marsden

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Eugene Blake
Eugene Blake, Affiant

Sworn to and subscribed before me this
20th day of July, 1994.

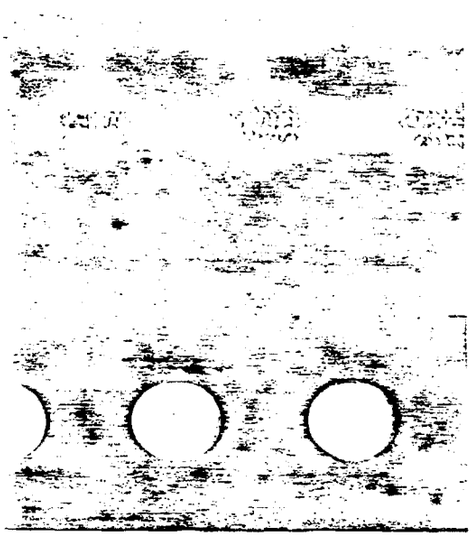
Notary Public

My Commission Expires: 9-21-96

9811 07/22 0101 03CHECK 842.24

94 JUL 22 AM 9:34
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

73762
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

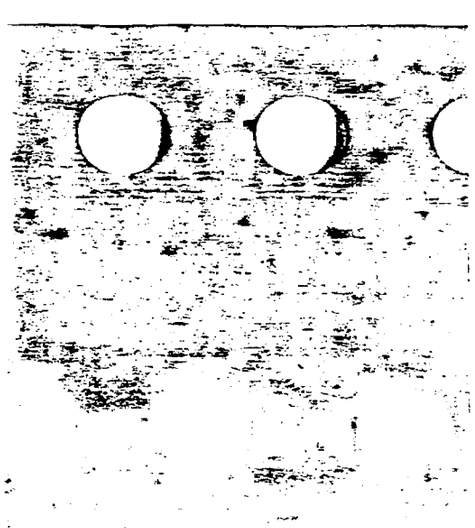
RECEIVED OF _____

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	225225.00
CON TX	833.24
PRFEE	1.00
WDEED	8.00
BANK	842.24
CHECK	842.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/22/94 01 09:34 0001 9811

73762
IDENTIF. & REFERENCE

94 JUL 22 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 816382