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: (ljh) (Title No: 35618)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 79000.00

Beth A Coppersmith
Affiant

Sworn and subscribed before me this 15th day of August, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Beth A. Coppersmith 821 Boscobel Street Nashville, TN 37206	Mid-State Financial Services, Inc. 2021 Richard Jones Road Nashville, TN 37215	82-16-291

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 **Rebbena Blackburn, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beth A. Coppersmith, a single person,** 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, state of Tennessee and described as follows to wit: being the easterly 50 feet of Lot No. 112 on the plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for said County.

SAID part of Lot No. 112 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines, with the westerly margin of 9th Street, formerly Prisilla Street, 175 feet to an alley.

BEING the same property conveyed to Hubert H. Blackburn and wife, Rebecca Blackburn by deed from D. E. Batson and wife, Mura Batson of record in Book 1391, page 332, said Register's Office. Hubert H. Blackburn died, leaving Rebecca Blackburn as surviving tenant by the entirety.

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

This instrument is executed on behalf of Rebbena Blackburn, also known as Robena Blackburn, by Eva Marlene Blackburn as Attorney in Fact pursuant to a Power of Attorney of record in Book. 7711, page 624. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

0226 08/22 0101 03CHECK 301.30

This is improved property, known as: 821 Boscobel Street, Nashville, TN 37206

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 15th day of August, 1994.

Robena Blackburn

Rebbena Blackburn, By: Eva Marlene Blackburn, Atty-In-Fact

94 AUG 22 AM 10:06 DAVIDSON COUNTY TN. REGISTER'S OFFICE IDENTIFICATION REFERENCE 83308

State of Tennessee
County of Davidson

On this 15th day of August, 1994, before me the undersigned authority, personally appeared , 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.

My Commission Expires: _____

Notary Public

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 **Eva Marlene Blackburn**, 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 **Rebbena Blackburn**, 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 15th day of August, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Rebbena Blackburn

TO: Beth A. Coppersmith

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.

Eva Marlene Blackburn

Eva Marlene Blackburn, Affiant

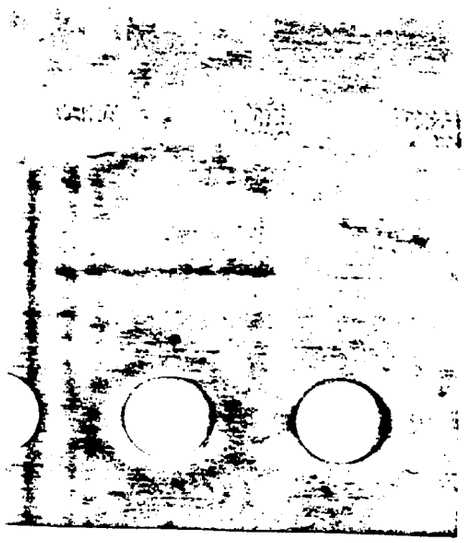
Sworn to and subscribed before me this

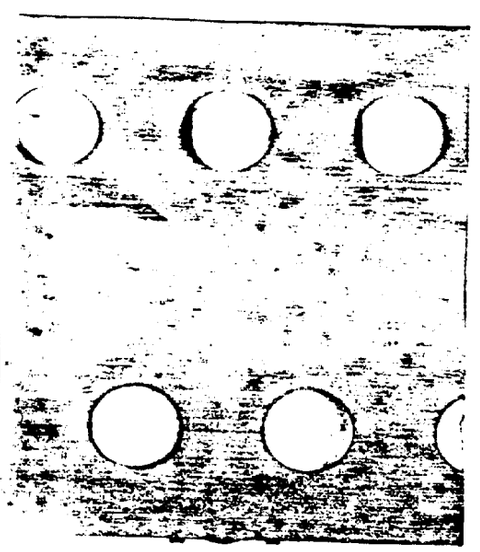
15th day of August, 1994.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:_____





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

RECEIVED OF _____

FOR _____

BOOK 9442 PAGE 443

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

08/22/94 01 10:07 0001 0226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83308
IDENTIF. & REFERENCE

94 AUG 22 AM 10:06
REGISTER
DAVIDSON COUNTY, TN.

No. 826653