WARRANTY DEED

SOB

THIS INSTRUMENT PREPARED BY

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

BOOK 9544 PG 530

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONNA K. BLAKE	Union Planters Bank	Map 142-16-B
(NAME) 316 Brunswick Place	(NAME) 401 Union Street	Parcel 40
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37221	(STREET ADDRESS) Nashville, TN 37219	FB 9D80727
(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, RONALD N. FALBO, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA K. BLAKE, unmarried

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. 40 on the Plan of Arlington Green Phase I, as of record in Plat Book 6900, page 399, amended in Book 7517,page 281, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald N. Falbo, unmarried by deed from Robert D. Robertson and wife, Judith L. Robertson of record in Book 9425, page 961, said Register's Office.

This conveyance is made subject to: (1) Covenants, Conditions and Restrictions of record in Book 8120, page 402, amended in Book 8120, page 485, Book 8180, pages 230 & 232, and in Book 8181, page 62; (2) Easements of record in Book 5459, page 654, Book 5473, page 171, Book 4595, page 650, and Book 8945, page 135; (3) Dedication of common area of record in Book 8625, page 750; (4) Charter of record in Book 8170, page 450, and Book 7520, page 564; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 399, amended in Book 7517, page 281, said Register's Office.

2695 12/13 0101 03CHECK 896.63

16866 IDENTIF. ↑ REFERENCE

94 DEC 13 PM 12:04

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) property, known as 316 Brunswick Place, Nashville, Tennessee 37221 unimproved ( )

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 12th day of December, 19 94

Ronald N. Falbo by [signature] atty-in-fact

RONALD N. FALBO
BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9544 PG 531

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said RONALD N. FALBO, and is authorized by the said RONALD N. FALBO to execute this instrument on his behalf.

Witness my hand at Office, this 12th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF December, 19 94.

MY COMMISSION EXPIRES: Nov 20, 1996

NOTARY SEAL

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

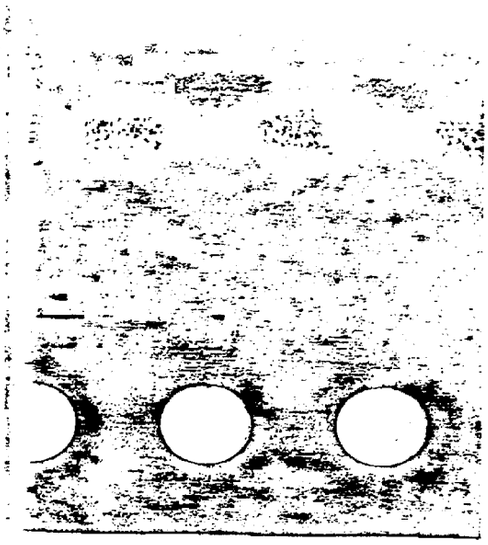
Notary Public

WARRANTY DEED

FROM RONALD N. FALBO

TO DONNA K. BLAKE

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

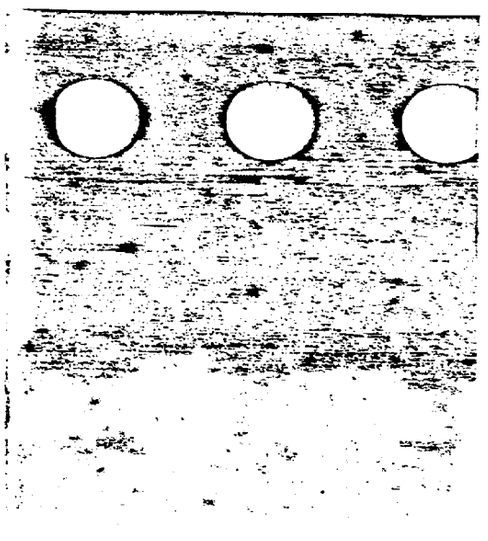
RECEIVED OF _____

FOR _____

BOOK 9544 PG 532

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 239900.00
CON TX 887.63
PRFEE 1.00
WDEED 8.00
TOTAL 896.63
CHECK 896.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/94 01 12:04 0001 2695

16866
IDENTIF. ↑ REFERENCE

94 DEC 13 PM 12:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862658