Box 16
AHm (3)

334012

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 9568 PG 24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rita Rose-Blackburn 6207 Hillsboro Road Nashville, Tennessee	SAME	144-69.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HENRY P. PENDERGRASS ("Grantor") have bargained and sold, and by these presents transfers and conveys unto RITA ROSE-BLACKBURN ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A attached hereto.

Said property is conveyed subject to the following matters:

0731 01/10 0101 03CHECK 2900.85

1. 1995 Taxes, a lien, which are not yet due and payable.

2. Easement for a 16 foot road along the westerly and southerly margin of the property conveyed herein of record in Book 261, page 391, Register's Office for Davidson County, Tennessee.

3. Agreement for an Easement for Water and Gas Lines of record in Book 4984, page 630, and as amended by an Agreement of record in Book 5001, page 782, said Register's Office.

4. Easement for a private road described in Book 5040, page 280, and as described in Deed of Record in Book 4373, page 410; and further described and defined in the Deed of Record in Book 4984, page 633, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Carol M. Pendergrass, wife of Henry P. Pendergrass, joins herein for the sole purpose of conveying any rights which she may have in the aforesaid property by virtue of her marriage to Henry P. Pendergrass.

WITNESS our hands this 6th day of January, 1995.

HENRY P. PENDERGRASS

By: _____
E. Warner Bass, Attorney-in-fact

CAROL M. PENDERGRASS

By: _____
E. Warner Bass, Attorney-in-fact

STATE OF TENNESSEE)

BOOK 9568 PG 25

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, E. Warner Bass, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Henry P. Pendergrass and wife Carol M. Pendergrass, and is authorized by Henry P. Pendergrass and wife, Carol M. Pendergrass, to execute this instrument on behalf of the said Henry P. Pendergrass and wife, Carol M. Pendergrass.

WITNESS my hand, at office, this 6th day of January, 1995.

Notary Public

My Commission Expires:

2/9/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $780,500.00.

Rita Rose-Blackburn
Affiant

Sworn to and subscribed before me this 6th day of January, 1995.

Notary Public

My Commission Expires:

2/9/98

EXHIBIT A

TRACT 1:

LAND lying in the 7th Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Turner Engineering Company, dated August 16, 1965, and further detailed on October 6, 1975, with all Book and page references herein being to the records in the Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point at the southwest corner of the property conveyed to James D. Martin and wife, Alice Martin, by deed of record in Book 261, page 391, and the southeast corner of the property conveyed to James Martin by deed of record in Book 522, page 161; thence leaving said dividing line North 83° 28' West 98.20 feet to a point; thence South 52° 46' West 751.30 feet to a point; thence South 87° 12' West 105.10 feet to a point; thence North 12° 44' West 699.80 feet to a point, said point being in the southwest corner of the property conveyed to Daniel R. Hightower et ux by deed of record in Book 4984, page 633; thence with Hightower's southerly line South 89° 01' 30" East 289.0 feet to a point on the curving westerly margin of the terminus of a 50 foot private road; thence northeasterly with said curve having a radius of 50 feet for a distance of 114.45 feet to the beginning of a curve to the left; thence with said curve having a radius of 100 feet a distance of 58.58 feet to a tangent point; thence South 81° 26' 30" East 213.00 feet to the beginning of a curve to the right; thence with said curve having a radius of 1,683.9 feet, a distance of 303.69 feet to a point; thence South 71° 06' 30" East 31.8 feet to a point being the southeast corner of Hightower's property; thence crossing said private road South 5° 27' West a distance of 151.67 feet to the point of beginning.

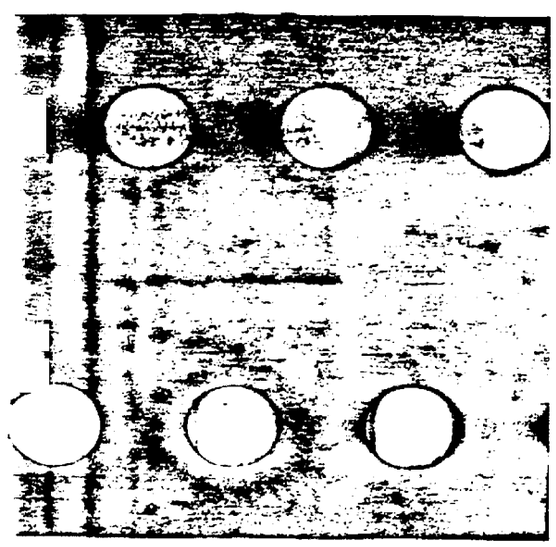
BEING the same property conveyed to Henry P. Pendergrass and wife, Carol D. Pendergrass, by Deed of Record in Book 5040, page 280, Register's Office for Davidson County, Tennessee. The said Carol D. Pendergrass having since died.

TRACT 2:

A perpetual easement in and over an existing private roadway for ingress and egress from the above described property and Hillsboro Road, a part of which private road is included within the above described property, and which private road is 50 feet in width except where it widens as it enters the cul-de-sac at its terminus, the center line of which is described with reference to the deeds of record in Book 4373, page 407 and Book 4984, page 633, as follows:

BEGINNING at a point in the northwest margin of Hillsboro Road (a 100 foot right-of-way), said beginning point being South 30° 11' West a distance of 140.6 feet from a concrete monument at the southeast corner of Chickering Valley Subdivision, of record in Book 2331, page 123; thence from said beginning point, North 72° 27' West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with a radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82° 47' West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinbefore described property and any part thereof contiguous to said private road, but said easement shall be nonexclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604 and in Book 3999, page 576, and is the same easement conveyed in deeds of record in Book 4373, page 407 and in Book 4984, page 633.

24192
IDENTIF. & REFERENCE
95 JAN 10 AM 10:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9568 PG 27

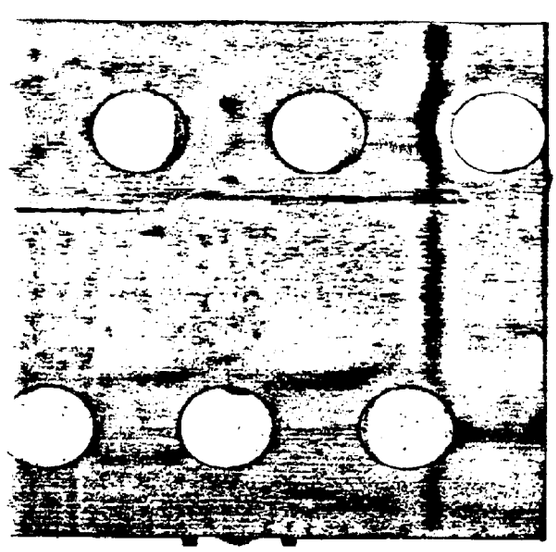
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 780500.00
CON TX 2887.85
PRFEE 1.00
WDEED 12.00
TOTAL 2900.85
CHECK 2900.85

01/10/95 01 10106 0001 0731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24192
IDENTIF. & REFERENCE

95 JAN 10 AM 10:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870589