This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9871 PG 854

ADDRESS NEW OWNER:
Ronald H. Tate and Tammy L. Tate
261 Eisenhower Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3310 West End Avenue, Suite 480
Nashville, Tennessee 37203

MAP AND PARCEL:
MAP 134-13
GROUP
PARCEL 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carmine W. Blaylock, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ronald H. Tate and wife, Tammy L. Tate, hereinafter called the Grantees, their 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. 163 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Dan A. Blaylock, and wife, Carmine W. Blaylock by deed from Dan A. Blayblock, as of record in Book 5430, page 988, Register's Office for Davidson County, Tennessee, the said Dan A. Blaylock having since died.

This is improved property known as 261 Eisenhower Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 3300, pages 34, 35 & 36, in said Register's Office.
3. Restrictive Covenants contained in an instrument of record in Book 3316, page 339, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald H. Tate and wife, Tammy L. Tate, their heirs and assigns, forever; and I, Carmine W. Blaylock, an unmarried person,

do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9871 PG 855

Witness my hand this the 28th day of November, 1995.

Carmine W. Blaylock

3678 11/29 0101 03CHECK 266.15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carmine W. Blaylock, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of November, 1995.

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

NOTARY PUBLIC

My Commission Expires: Mar 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,500.00.

AFFIANT

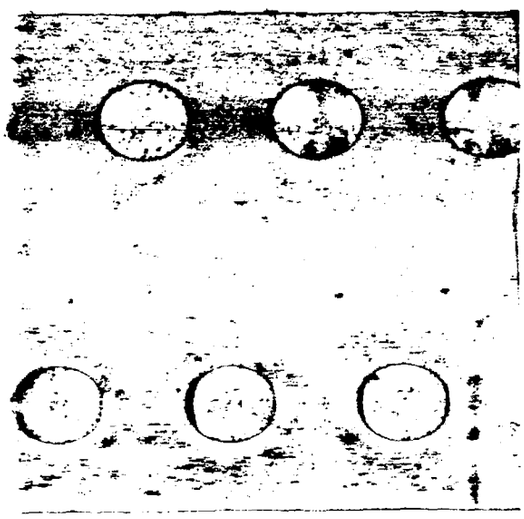
Subscribed and sworn to before me
this 28th day of November, 1995.

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

NOTARY PUBLIC
My Commission Expires: Mar 20, 1996

95 NOV 29 PM 3:47
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
01266880



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

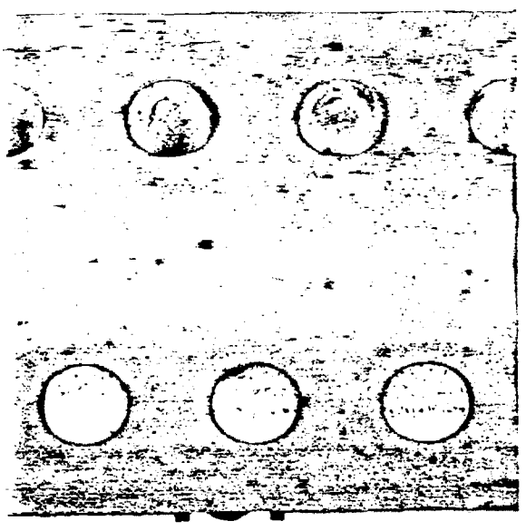
RECEIVED OF _____

FOR _____

BOOK 9871 PG 856

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



DAMT	69500.00
CON TX	257.15
PRFEE	1.00
WDEED	8.00
TOTAL	266.15
CHECK	266.15

11/29/95 01 12:47 0001 2678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126880
IDENTIFICATION REFERENCE

95 NOV 29 PM 12:47
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 981195