THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CARL BLACKMAN AND WIFE, JENITA A. BLACKMAN
216 ~~214~~ BROADMOOR DRIVE
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 60-8, PARCEL 96

SEND TAX BILLS TO:

FLEET MORTGAGE CORP.
P.O. Box 2979
Hilwaukee, WI 53201

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS 71,900.00.

Carl Blackman
AFFIANT

Subscribed and sworn to me, this the 2 day of OCTOBER, 1995.

Notary Public
My commission expires: 5-11-96

SUMNER COUNTY TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, MORTGAGE AND OTHERWISE CONVEY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said CARL BLACKMAN AND WIFE, JENITA A. BLACKMAN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 216 CB ~~214~~ BROADMOOR DRIVE, NASHVILLE, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 2nd day of OCTOBER, 1995.

Thomas E. Stewart Trustee
THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS ME. STEWART, TRUSTEE, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 2nd day of OCTOBER, 1995.

Denise C. Alls
notary public

NOTARY PUBLIC AT LARGE
DENISE C ALLS
SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Tract No. 4 on the Plan of Bakerwoods, Section One, of record in Book 7900, page 694, Register's Office for Davidson County, Tennessee. Reference is made to said Plan for a more complete and accurate legal description.

Being a portion of the same property conveyed to Thomas E. Stewart, Trustee, with full power to bargain, sell, mortgage and otherwise convey without the necessity of joinder by any beneficiary, by Warranty Deed from the Estate of Nancy J. Sprouse, Deceased, of record in Book 8875, page 361, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

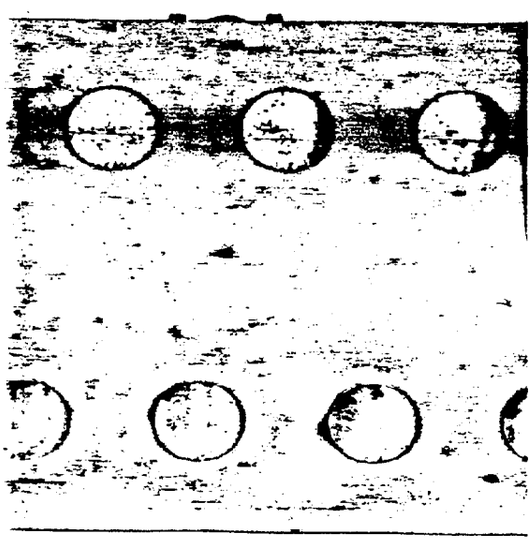
1. Real property taxes for 1996 and all future years.

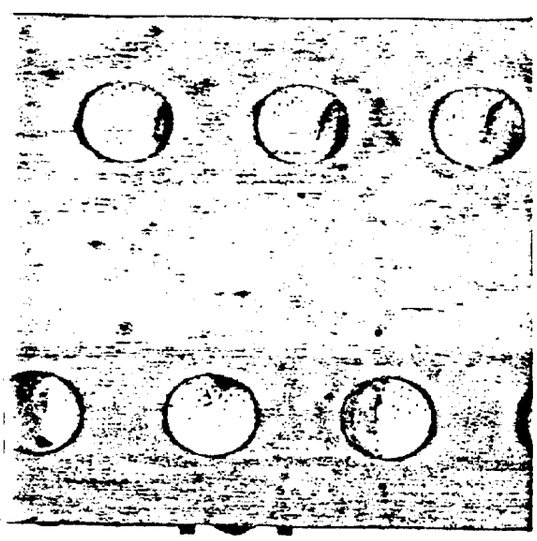
2. All matters set forth on the Plan of record in Book 7900, page 694, said Register's Office.

3. Sewer easement of record in Book 6229, page 684, said Register's Office.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9531, page 60, said Register's Office.

01407773
IDENTIFICATION REFERENCE
MAIL ENV.
96 JAN 16 AM 9:14
DAVIDSON COUNTY, TN.
7339 01/16 0101 03CHECK 279.03





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

RECEIVED OF _____

FOR _____

BOOK 9917 PG 508

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	71900.00
CON TX	266.03
PRFEE	1.00
WDEED	12.00
TOTAL	279.03
CHECK	279.03

01/16/96 01 09:17 0001 7689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140773
IDENTIF. # REFERENCE

96 JAN 16 AM 9:15
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 995999