THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

BOOK 9924 PG 646

WARRANTY DEED

ADDRESS NEW OWNER AS:	PARTY RESPONSIBLE FOR TAXES:	MAP-PARCEL NO.
Steven L. Blaine, et ux. **Cynthia L. Blaine** 94 Victoria Park, Nashville, TN 37205	**Same**	**Map-Parcel No.** 104-14-0G-055.00C0

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **TIMOTHY L. ARNEY and wife, CAMMY J. ARNEY**, (herein "Grantors") do hereby transfer and convey unto **STEVEN L. BLAINE and wife, CYNTHIA L. BLAINE** (herein "Grantees"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 98 on the Revised Final Plan of Whitworth, Phase I, as of record in Plat Book 7900, Pages 140-144, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to TIMOTHY L. ARNEY by deed from Rochford Realty & Construction, Co. Inc. of Record in Book 8815, Page 794, Register's Office for Davidson County, Tennessee.
>
> The said Cammy J. Arney joins in this conveyance to transfer any marital interest she may have in said property.

This is improved real property known as **94 Victoria Park, Nashville, TN 37205**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **STEVEN L. BLAINE and wife, CYNTHIA L. BLAINE**, their heirs and assigns forever.

The undersigned covenant with the said **STEVEN L. BLAINE and wife, CYNTHIA L. BLAINE**, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantees.

2. All matters appearing on the Plan of record in Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions, and rest of record in Book 8026, Page 305 and in Book 8047, Page 243, and in Book 8282, Page 45, By-Laws Book 8026, Page 335 all in Register's Office for said County.

4. Deed of conveyance in Book 8486, Page 311 & 315, said Register's Office.

5. Quit Claim Deed to Whitworth Homeowner's Association for common areas and roadway in Book 9778, Page 29, said Register's Office.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said **STEVEN L. BLAINE and wife, CYNTHIA L. BLAINE,** their heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 22nd day of January, 1996.

TIMOTHY L. ARNEY

CAMMY J. ARNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carolyn E. Underwood, a Notary Public in and for said State and County, the within named **TIMOTHY L. ARNEY and wife, CAMMY J. ARNEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 1996.

Carolyn E Underwood
Notary Public

My Commission Expires: 7/24/99

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $451,800.00

Steven L Blaine
AFFIANT

Sworn to and subscribed before me,
this 22nd day of January, 1996.

Carolyn E Underwood
Notary Public

My Commission Expires: 7/24/99

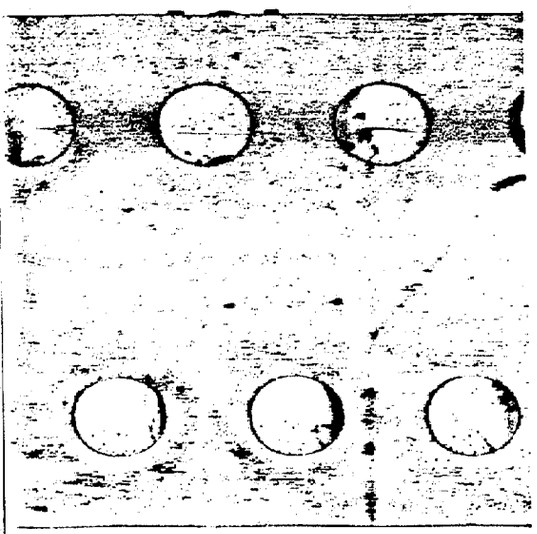
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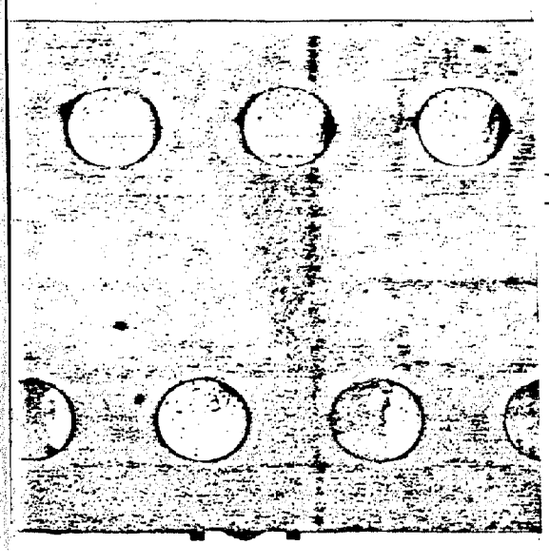
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0113140

IDENTIFICATION REFERENCE
PICK-UP

9242 01/23 0101 03CHECK 1680.66





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9924 PG 648

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
451300.00
CON TX 167[illegible].66
PRFEE 1.00
WDEED 3.00
TOTAL 1680.66
CHECK 1680.66

11/23/96 01 08:30 0001 0242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143140
IDENTIFICATION REFERENCE

96 JUN 23 AM 8:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 998520