BOOK 9988 PG 347

WARRANTY DEED

This Instrument Prepared by:
RANDOLPH A. VEAZEY #6506
GLASGOW & VEAZEY, Attorneys
222 Second Avenue, N., Suite 312
Post Office Box 198681
Nashville, Tennessee 37219-8681
Telephone: 615/244-4693

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5,200.00.

Rick R. Blackburn
AFFIANT

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

Renee Alexander
NOTARY PUBLIC
My Commission Expires: 9-12-99

Address of New Owner:	Send Tax Bill To:	Map-Parcel No.:
Rick R. Blackburn, et ux 43 Annandale Street Nashville, TN 37215	Same as New Owner	150-39

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 and sufficiency of which is hereby acknowledged, I, DOROTHY CAROLYN HALL, hereinafter called the GRANTOR, has this day bargained and sold, and do hereby transfer and convey unto the said RICK R. BLACKBURN AND WIFE, KAREN S. BLACKBURN, 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 lying in the First Civil District, Nashville, Davidson County, Tennessee and being a portion of the Sam A. & Dorothy Carolyn Hall property (DB 5187, PG 752) Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin (old) at the northern most corner of Lot 33, Jamestown Estates, Section Three (PB 6900, PG 866); Thence, with Jamestown Estates for the following 2 calls: S00°13'33"E - 50.79' to an iron pin (old); N81°40'20"W - 242.66' to an iron pin (old) at the northern most corner of Lot 36 of the above mentioned Jamestown Estates; Thence, leaving Jamestown Estates and severing the above mentioned Hall property with a new line N07°06'40"E - 84.18' to an iron pin (old) at the southwest corner of the Rick Blackburn property (DB 9866, PG 227); Thence, with Blackburn's southern most line S87°08'29"E - 229.81' to an iron pin (old) in the west line of Lot 272, Towne Village of the Country, Section Three (PB 5200, PG 268); Thence, with the west line of Lot 272, S00°02'00"W - 56.25' to the point of beginning and containing 0.52 acres, more or less.

Being a part of the same property conveyed to Sam A. Hall, Jr. and wife, Dorothy Carolyn Hall, by deed from Clarence R. Doyle and wife, Laura Hofert Doyle, of record in Deed Book 5187, page 752, Register's Office for Davidson County, Tennessee. Dorothy Carolyn Hall is the wife and surviving widow of Sam A. Hall, Jr., deceased, and warrants that she is the sole surviving owner of the said real property, being vested with the entirety interest of Sam A. Hall, Jr., deceased, by operation of law upon his death.

This is unimproved property near Anderson Road, Nashville, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever, and I 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 22ND day of MARCH, 1996.

Dorothy Carolyn Hall
DOROTHY CAROLYN HALL

ACKNOWLEDGMENT OF GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

Personally appeared before me, Renee Alexander, a Notary Public in and for said County and State, DOROTHY CAROLYN HALL, the within named 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, Davidson County, Tennessee, this the 22nd day of March, 1996.

Renee Alexander
NOTARY PUBLIC

My Commission Expires: 9-18-99

WARRANTY DEED

FROM

Dorothy Carolyn Hall

TO

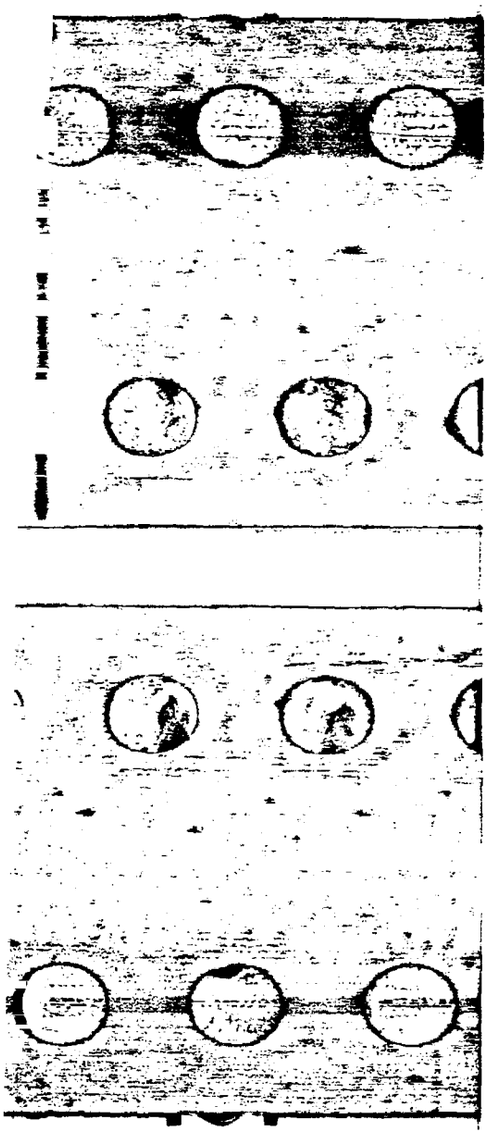
Rick R. Blackburn and wife,
Karen S. Blackburn

0163110
IDENTIF. ↑ REFERENCE

96 MAR 22 PM 3:44
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1650 03/22 3101 03CHECK 28.24

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 349

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	5200.00
			CON TX	19.24
			PRFEE	1.00
			WDEED	8.00
			TOTAL	28.24
			CHECK	28.24

03/22/96 01 15:44 0001 1650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163110 IDENTIF. ↑ REFERENCE

96 MAR 22 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1019689