First Title & Esrow Co., Inc.
Box #9B

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9992 PG 526

#13717

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MICHAEL W. BLACKBURN (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	116-16
4019 Sneed Road (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Rd., PO Box 18109 (STREET ADDRESS)	101
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP)	7DA43030

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 OF WHICH IS HEREBY ACKNOWLEDGED, JOHN FRASER ORMAN, JR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. BLACKBURN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 23 on the Plan of Part 1 - Wallace Subdivision, as of record in Plat Book 1424, page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Fraser Orman and wife, Martha Fisher Orman by deed from Jack J. Cohen and wife, Bessie D. Cohen of record in Book 1514, page 93, said Register's Office. John Fraser Orman, being predeceased by Martha Fisher Orman, has since died, devising said property to John Fraser Orman, Jr., Bruce Fisher Orman and William Scott Orman by Will of record in Will Book 114, page 158, Probate Court for Davidson County, Tennessee. Bruce Fisher Orman and William Scott Orman have conveyed their interest to John Fraser Orman, Jr., by quitclaim deed of record in Book 7214, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1996, which have been prorated and assumed by the Grantee; (2) Easement of record in Book 1037, page 572; and (3) All matters appearing on the plan of record in Plat Book 1424, page 16, Register's Office for Davidson County, Tennessee.

0164430

IDENTIF. & REFERENCE

96 MAR 27 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 4019 Sneed Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of March, 19 96

John Fraser Orman Jr.
JOHN FRASER ORMAN, JR.

STATE OF TENNESSEE

COUNTY OF Davidson

9992 PG 527

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN FRASER ORMAN, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of March, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Michael W. Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOHN FRASER ORMAN, JR.

TO MICHAEL W. BLACKBURN

96073 03/27 0101 03CHECK 878.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9992 PG 528

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	
	235000.00
CON TX	869.50
PRFEE	1.00
MREED	8.00
TOTAL	878.50
CHECK	878.50

03/27/96 01 11:03 0001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164430 IDENTIF. ← REFERENCE

96 MAR 27 AM 11:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021100