R... 10891 PG 634

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

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 29th day of **March, 1996**.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BERNARD R. WILKERSON and JUDY O. WILKERSON, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said **LENNEX D. BLANTON and SANDRA M. BLANTON, HUSBAND AND WIFE , herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of 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 Grantors 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 heren by reference.

This is improved property known as 1737 HUDSON ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their 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 whomsoever.

This conveyance is made subject to the right of the adjoining owner of 34.38 acres, Bernard D. DeVasher and wife, Mary E. DeVasher, previously conveyed by Grantors in Book 9912, page 19, said Register's Office, to the use of a utility pole located at the rear of the herein property, SUBJECT to NES approval.

WITNESS the hand and seal of Grantors on the day and year first above written.

Bernard R. Wilkerson
BERNARD R. WILKERSON
Signature of Seller

Judy O. Wilkerson
JUDY O. WILKERSON
Signature of Seller

96 APR -3 AM 8:49
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0166926

5745 04/03 0101 03CHECK 586.50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **BERNARD R. WILKERSON and JUDY O. WILKERSON, HUSBAND AND WIFE** , the within named 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, at office, this **29th** day of **March, 1996.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

Name and Address of Property Owner:

LENNEX D. BLANTON and SANDRA M. BLANTON
1737 HUDSON ROAD
MADISON, TN 37115

BK 10001 PG 635

Property Address:

1737 HUDSON ROAD
MADISON, TN 37115

Person Responsible for Taxes:

LENNEX D. BLANTON AND WIFE, SANDRA M. BLANTON
1737 HUDSON ROAD
MADISON, TN 37115

Parcel #: MAP 63, PART OF PARCEL 66

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$155,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sandra M. Blanton
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **March, 1996.**

Denise C. Allis
Notary Public

DENISE C ALLIS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in the 10th Councilmanic District of Davidson County, Tennessee, located on Hudson Road and being more particularly described as per the survey of Tommy E. Walker, P.L.S., Registered Land Surveyor, TN No. 1465, dated March 10, 1994, as follows:

BEGINNING at a set iron pin in the easterly margin of Hudson Road, said pin being the most southeasterly corner of the herein described tract and being a common corner to James W. Dillard, et ux (DB 3927, page 120, RODCT); thence with said margin N. 28 deg. 36' 31" W., 331.70 feet to a set iron pin in the margin of Hudson Road; thence now leaving said margin with a curve to the right (I=90 deg. 00' 00", L=39.27 feet, R= 25.00 feet) to a set iron pin; thence N. 61 deg. 23' 29" E., 53.86 feet to a set iron pin; thence with a curve to the right (I=12 deg. 20' 31", L= 75.39 feet, R=350.00 feet) to a set iron pin; thence N. 73 deg. 44' 00" E., 384.00 feet to a set iron pin; thence S. 26 deg. 52' 20" E., 457.08 feet to a set iron pin; thence S. 81 deg. 40' 37" W., 549.00 feet to the point of beginning, containing 5.01 acres, more or less.

Being a portion of the same property conveyed to BERNARD R. WILKERSON and JUDY O. WILKERSON, HUSBAND AND WIFE, by Deed from SAMUEL E. HESTER AND WIFE,, of record in Deed Book 5346, Page 912, Register's Office for **DAVIDSON** County, Tennessee.

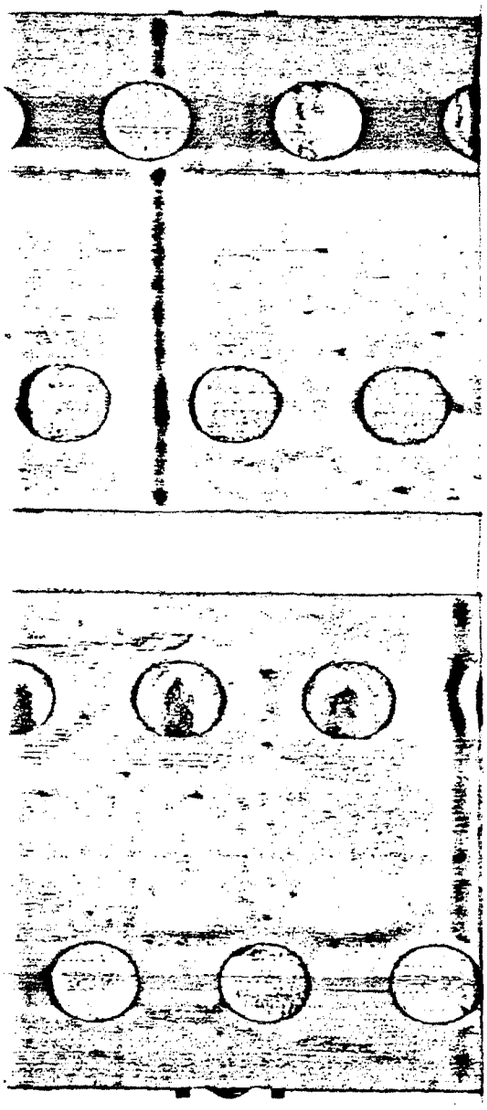
EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.

2. Unrecorded easements for roads and utilities, if any.

3. Right-of-way for Hudson Road.

4. Subject to right of adjoining owner of 34.38 acres to use utility pole located at the rear of the herein property.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBDG 10091 PG 637

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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 12.00
TOTAL 586.50
CHECK 586.50

04/03/96 01 08:50 0001 5745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166926
IDENTIF. & REFERENCE

96 APR -3 AM 8:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023742