BOX 15

BOOK 10115 PG 755

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Ed Brown (NAME)	John W. Blackman, Jr. and/or (NAME)	PART OF 171 #94
Cloverland Drive (ADDRESS)	5900 Cloverland Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, John W. Blackman, Jr. and wife, Matoka Blackman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Ed Brown, married

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:

Beginning at an iron pin located in the northerly right-of-way of Cloverland Drive; said pin being the southeast corner of Lot 2, first revision, Blackman Subdivision, Book 8250, page 583 and being the southwest corner of the herein described land; thence with Lot 2 as follows: N 0 degrees 41 minutes W a distance of 306.10 feet to an iron pin; N 4 degrees 44 minutes E a distance of 135.48 feet to an iron pin; N 86 degrees 29 minutes W a distance of 237.47 feet to an iron pin located in the easterly line of the Joseph Fedum property; thence with Fedum's line N 4 degrees 31 minutes E a distance of 195.35 feet to an iron pin located at a corner of the Joseph Wall, Jr. property; thence with Wall's line N 4 degrees 48 minutes E a distance of 309.15 feet to an iron pin located at a corner of the Ira Adams property; thence with Adams' line N 4 degrees 32 minutes E a distance of 578.05 feet to an iron pin located at a corner of the John Moore property; thence with Moore's and John Dunn's line N 4 degrees 37 minutes E a distance of 608.43 feet to an iron pin located at a corner of the John Dunn property; thence with Dunn's line S 82 degrees 41 minutes E a distance of 39.50 feet to an iron pin located at the southwest corner of the Harry Adams, Jr. property; thence with Adams' line S 85 degrees 38 minutes E a distance of 345.08 feet to an iron pin; thence S 86 degrees 38 minutes E a distance of 79.44 feet to an iron pin located at the northwest corner of the James Edward Brown property; thence with the Brown's westerly line S 4 degrees 34 minutes W a distance of 2124.22 feet to an iron pin located in the northerly right-of-way of Cloverland Drive; thence with the northerly right-of-way of Cloverland Drive N 86 degrees 29 minutes W a distance of 200.25 feet to the point of beginning, containing 20.19 acres, more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated June 7, 1996.

CONTINUED

unimproved ( )
This is improved (X) property, known as Cloverland Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 our hand s this 5th day of July, 19 96

John W. Blackman, Jr.

Matoka Blackman

BOX 15

BOOK 10115 PG 756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Blackman, Jr. and wife, Matoka Blackman

the bargainor S, 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 5th day of July, 1996

Commission expires May 7, 1997

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Warranty Deed from John W. Blackman, Jr. and wife, Matoka Blackman, to Jim Ed Brown.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

RECEIVED FOR RECORD 2233.00

BOX 15

BOOK 10115 PG 757

LEGAL DESCRIPTION CONTINUATION

An undivided one-third interest in said property was devised to John Blackman, Jr. by Will of J. W. Blackman, deceased, of record in Will Book 91, page 113, Probate Court for Davidson County, Tennessee.

John W. Blackman, Jr. subsequently acquired an undivided one-twelfth interest in said property by deed from Katherine Lynn Blackman of record in Book 4841, page 435, Register's Office for said County, and an undivided one-twelfth interest in said property by decree of Chancery Court, Part One, for said County, in case styled Betty Lou Woosley, Guardian vs. Brenda Sue Blackman, et al, Civil Action No. A-3627, a certified copy of which decree is of record in Book 4841, page 438, Register's Office for Davidson County, Tennessee.

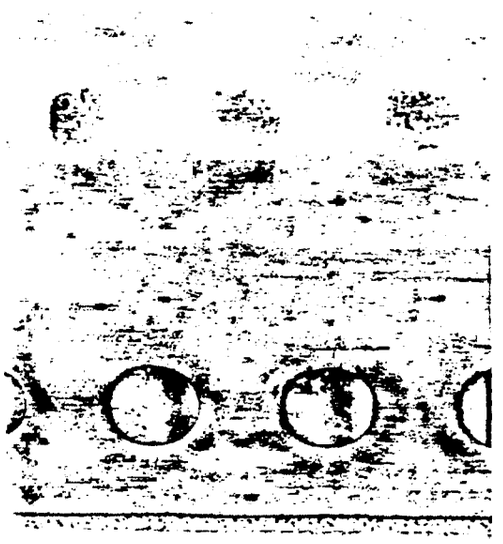
An undivided 1/2 interest was conveyed to John W. Blackman, Jr. and wife, Matoka Blackman by deed from Anne Blackman Olson and husband, Donald Olson of record in Book 4841, page 873, Register's Office for Davidson County, Tennessee.

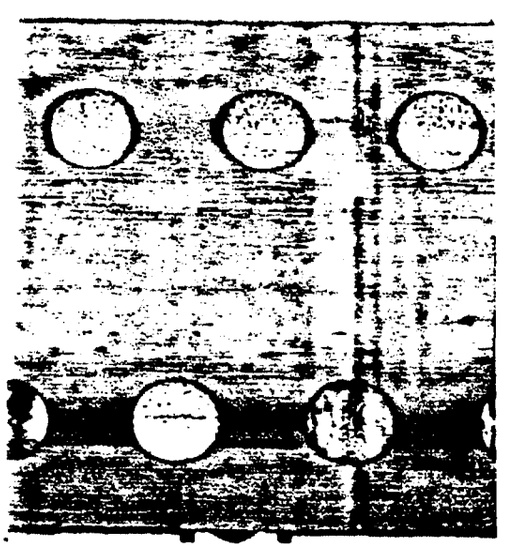
This conveyance is subject to any and all existing restrictions and easements of record.

96 JUL -9 PM 4:06

02011787

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10115 PG 758

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

	AMT
	600000.00
CON TX	2220.00
PRFEE	1.00
WDEED	12.00
TOTAL	2233.00
CHECK	2233.00

07/09/96 01 16:15 0001 3257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201787
IDENTIF. ↑ REFERENCE

96 JUL -9 PM 4:07

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

No. 1060963