Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
James E. Lane, Sr. et al 1412 Meridian St Nashville, TN 37207	SAME	Map 17-11 Parcels 47 and 48

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollar ($10.00), and other good and valuable consideration, we, JULIAN W. BLACKSHEAR, JR. and wife, MARGARET ANN BLACKSHEAR, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JAMES E. LANE, ~~SR.~~ JR. et al, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING a tract of land shown as Russell S. Douglas *et ux* on the Plan of Meridian Court and Parcel "A" as shown on said plan, said plan of Meridian Court being of record in Book 2854, page 105, Register's Office for said County, being described together as follows:
>
> Said Russell S. Douglas *et ux* tract and Parcel "A" fronts 68 feet on the westerly side of Meridian Street and extends back along the southerly margin of Meridian Court 198.64 feet to a point at the northeast corner of Lot No. 8 on said plan, measuring 68.5 feet along the easterly line of Lot No. 8, thence along the northerly line of Lot No. 9 on said plan 188.34 feet to a point in the westerly margin of Meridian Street.
>
> Being the same property conveyed to Julian W. Blackshear, Jr. and wife, Margaret Ann Blackshear, by quitclaim deed from Betty Malone, Executrix of the Estate of Warren Henry Darden, of record in Book 9328, page 394, Register's Office for Davidson County, Tennessee.

This is improved property known as 1412 Meridian Street, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0221001
IDENTIF. & REFERENCE
SEP -4 AM 11:12
WILSON CO. REGISTER
DSON COUNTY, TN.

IN TESTIMONY WHEREOF, the GRANTORS have hereunto set their signatures this 15th day of August, 1996.

JULIAN W. BLACKSHEAR, JR.

MARGARET ANN BLACKSHEAR

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 JULIAN W. BLACKSHEAR, JR. and wife, MARGARET ANN BLACKSHEAR, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th of August, 1996.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: March 25, 2000

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,000.

AFFIANT

SWORN to and subscribed before me, this 15 day of August, 1996.

David Bombardier
NOTARY PUBLIC

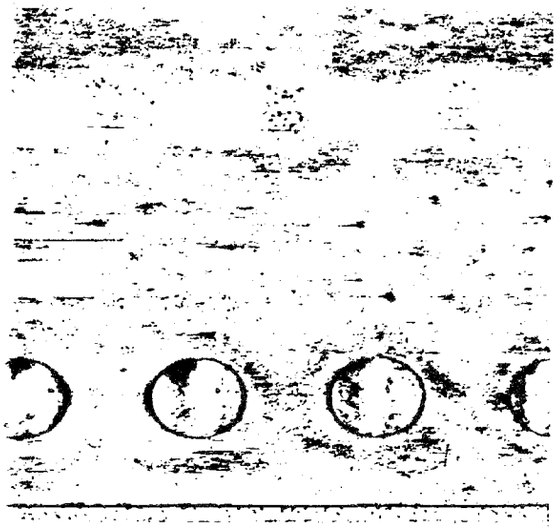
My commission expires: 7/25/98

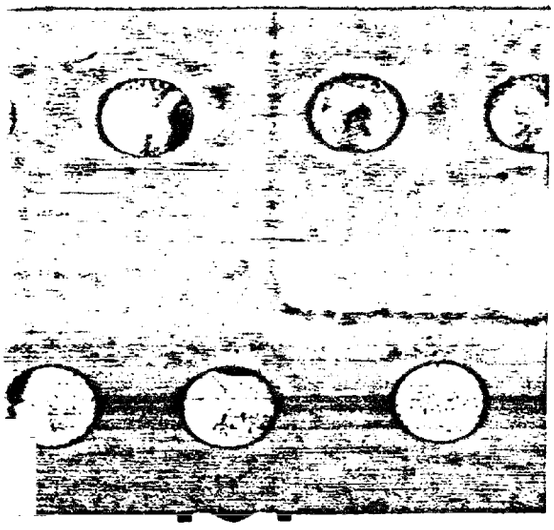
THIS INSTRUMENT WAS PREPARED BY:

PETWAY, BLACKSHEAR & CAIN
Attorneys at Law
Fifth Floor
208 Third Avenue, North
Nashville, Tennessee 37201

c:\mw\deeds\wdBlack3

3930 09/04 0101 03CHECK 175.50





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

RECEIVED OF _____

FOR _____

BOOK 10177 PG 319

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			09/04/96 01	11:14 0001 3930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221001 IDENTIF. ↑ REFERENCE

96 SEP -4 AM 8:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1026433