BOOK 10263 PG 590

This Instrument Prepared by J. Schuhl
8 Penn Center
Philadelphia, PA 19103

CGNA-02190

WARRANTY DEED

THIS INDENTURE, made this 28TH day of OCTOBER, A.D., 19 96, between TRACY LOS BLAIR and TRACY LYNN BLAIR, Husband and Wife

Tennessee, First Parties, and

CHRISTINA A. SVITEK, UNMARRIED CAS

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN and no/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being the West 20 feet front and 20 feet 2 inches rear of Lot No. 44 and the East 40 feet front and 40 feet 3 inches rear of Lot No. 45 on the Plan of M.H. Young's Inglewood Annex of record in Plat Book 547 at page 197 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same premises which Tom Craven and Helen Craven, Husband and Wife, by Deed dated July 8, 1994 and recorded in Davidson County, Tennessee in Deed Book Volume 9409, Page 149&c., granted and conveyed unto Tracy Los Blair and Tracy Lynn Blair, Husband and Wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except Please see Exhibit "A" attached hereto.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Tracy Los Blair (L.S.)
Tracy Los Blair

_____(L.S.) Tracy Lynn Blair (L.S.)
Tracy Lynn Blair

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **TRACY LOS BLAIR and TRACY LYNN BLAIR, Husband and Wife,** the within named bargainor, 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 office, in Davidson County, this 28th day of October 19 96

Jakeh C. Lee
Notary Public

My Commission expires 5-28-2000

JAKE C. LEGGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER CHRISTINA A. SVITEK
ADDRESS 1414B NORVELL AVENUE
NASHVILLE, TN 37216

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SOUTHTRUST MORTGAGE CORPORATION
ADDRESS 100 BROOKWOOD PLACE, STE. 300
BIRMINGHAM, AL 35209

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 69,900.00 . Affiant Christina A. Svitek

Subscribed and sworn to before me this 15 day of Nov. 1996.

Notary Public Denise C. Allen
My Comm. Exp 5/28/2000

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 061-15, PARCEL 264.00, 542.25).

2. All matters set forth on the Plan of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

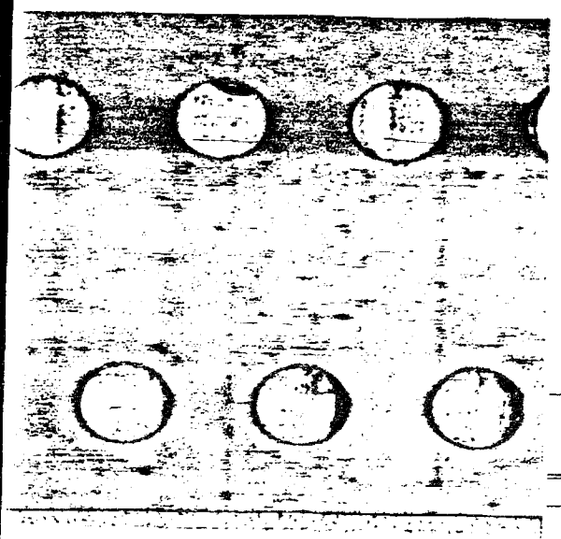
3. Sewer easement of record in Book 4058, page 758, said Register's Office.

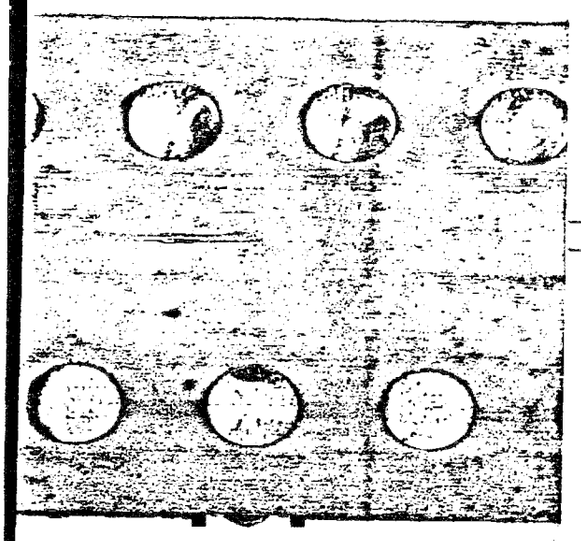
0247949
IDENTIF. & REFERENCE

96 NOV 19 PM 2:23
FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6965 11/19 0101 03CHECK 271.63





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 593

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	69900.00
			CON TX	258.63
			PRFEE	1.00
			WDEED	12.00
			TOTAL	271.63
			CHECK	271.63
11/19/96	01		14:24 0001	6965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247949
IDENTIF. # REFERENCE

96 NOV 19 PM 2:2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1089682