BOOK 10275 PG 929

34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: February 27, 1997
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Blair (NAME)	Guaranty Trust Company (NAME)	MAP 70-06
2628 Taigan's Court (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 72.00
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37130 (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, Leon Sharber, Trustee, with full power to sell, transfer and convey without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald J. Blair and wife, Cosette K. Blair

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:

Being Lot No. 25, on the Plan of Taigan's Court of record in Plat Book 6900, Page 710, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 10275, Page 928, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Subject to all matters shown of record in Book 6900, Page 710, Register's ~~Office~~ for Davidson County, Tennessee.

025337
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (✱) property, known as 2628 Taigan's Court, Nashville, Tennessee 37218
(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 my hand this 18th day of November 19 96

Leon Sharber, Trustee

Leon Sharber, Trustee

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 Leon Sharber, Trustee, with full power to sell, transfer and convey without the joinder of any beneficiary

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of November 1996.

Commission expires January 25, 1997

Elaina S. Davis
Notary Public

STATE OF TENNESSEE
COUNTY OF

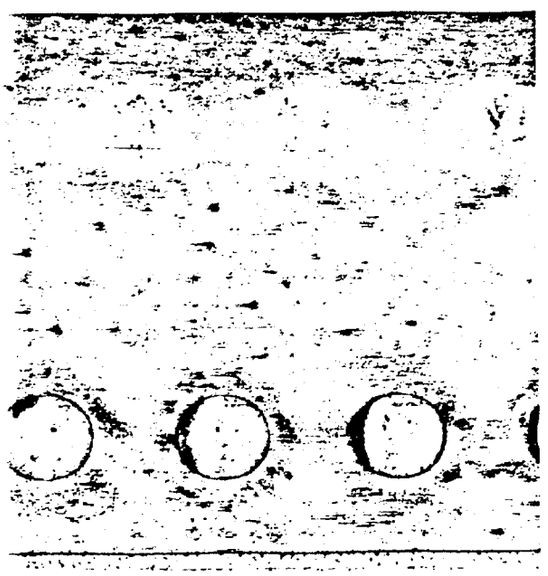
Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ 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

0569 12/02 01:01 03CHECK 349-77



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

RECEIVED OF _____

FOR _____

BOOK 10275 PG 931

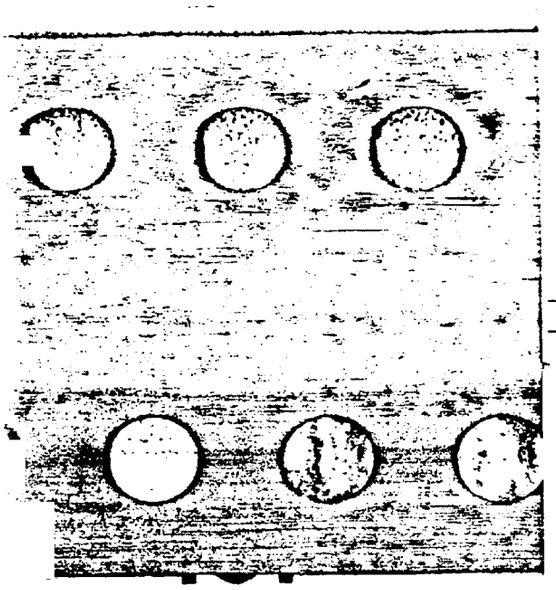
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	92100.00
CON TX	340.77
PRFEE	1.00
WDEED	8.00
TOTAL	349.77
CHECK	349.77

12/02/96 01 13:30 0001 0569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0251337
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093244