0256556

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

MAIL ENV.

96 DEC 17 AM 10:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
		BOOK 10292 PG 876
Billy W. Blair **5231 Buena Vista Pike** **Nashville, TN 37218**	***To Mortgagee***	**49-67**

MORTGAGEE:
Century Mortgage Corporation
Two International Drive
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $118,500.00.

Billy W. Blair
Affiant

Subscribed to and sworn before me this 16th day of December, 1996.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of One Hundred Eighteen Thousand Five Hundred Dollars ($118,500.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, YVETTE M. WOOD, a married woman, has this day bargained and sold, and does hereby transfer and convey unto BILLY W. BLAIR and wife, DIANE E. BLAIR, the Grantee herein, their heirs, personal representatives, successors and assigns, certain real estate in located in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a survey made by Hickerson-Miller, Engineers Surveyors, October 6, 1952, as follows:

Beginning at a point on the westerly margin of Buena Vista Pike, south 12 degrees 30' East 112.5 feet from the southeast corner of the property conveyed to Delbert V. Read and wife, by deed from David A. Wheatley and wife, of record in Book 3031, page 413, Register's Office for said County; thence with the westerly margin of said pike south 12 degrees 30' east 103.5 feet to a point; thence westwardly 475 feet, more or less, to a point; thence north 7 degrees 30' West 105.5 feet to a point; thence south 7 degrees 30' east 105.5 feet from said Read's southwest corner; thence eastwardly 465 feet, to the beginning.

Being the same property conveyed to Joseph D. Wood and wife, Yvette M. Wood, by deed from Larry Bowers and wife, Chalesetta Bowers, of record in Book 9432, Page 831, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Yvette M. Wood as to a one-half interest by Joseph D. Wood by quitclaim deed of record in Book 10292 page 879 said Register's Office.

This is improved real property known as 5231 Buena Vista Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, personal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

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

Witness my hand this 12/16/ day of December, 1996.

Yvette M. Wood

YVETTE M. WOOD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

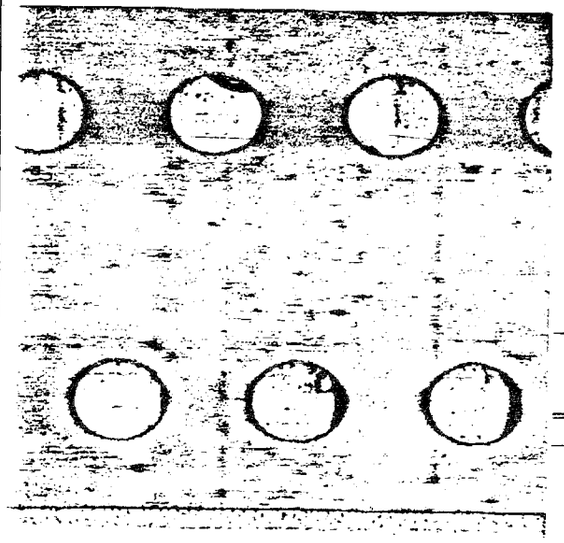
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **YVETTE M. WOOD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

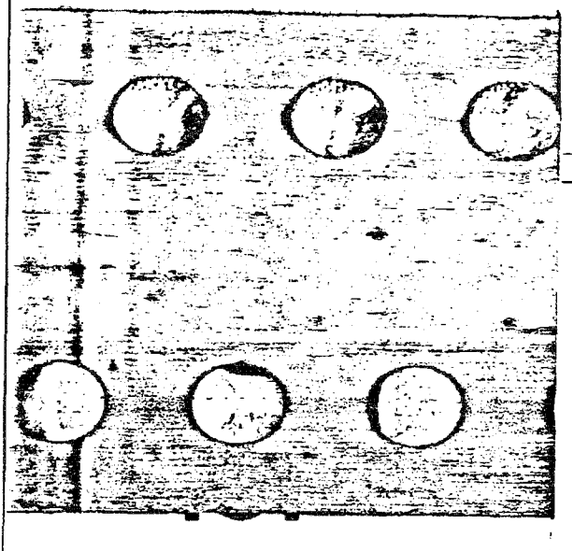
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 16th day of December, 1996.

Notary Public

My Commission Expires: March 25, 2000

6515 12/17 0101 03CHECK 447.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10292 PG 878

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 118500.00
				CON TX 438.45
				PRFEE 1.00
				MDEED 8.00
				TOTAL 447.45
				CHECK 447.45
12/17/96	01			10:39 0001 6515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256556
IDENTIF. # REFERENCE

96 DEC 17 AM 10:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099120