Box 17

WARRANTY DEED

BOOK 10362 PG 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Howard Krahwinkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 5.24.97

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Krahwinkel (NAME)	same (NAME)	MAP 86-16
823 Nesbitt Lane (ADDRESS)	(ADDRESS)	PARCEL 73
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	18W02720

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, Charles L. Blackwell and Thomas R. Blackwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Krahwinkel and Ans G. Wylemans

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:

Land in Davidson County, Tennessee, being Lot 8 in Michael Vaughn's Subdivision in East Nashville, Tennessee, a plan of which is of record in Book No. 21, page 143, Register's Office for Davidson County, Tennessee.

Said Lot 8 fronts 50 feet on the southerly side of Woodland Street and runs back 170 feet along parallel lines to an alley.

Being the same property conveyed to Charles L. Blackwell and Thomas R. Blackwell by deed from Helen H. Kohl and Dan E. Huffstutter, Trustees of the JBK Trust of record in Book 6775, page 863, Register's Office for Davidson County, TN.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

0590 02/27 0101 03CHECK 564.00

unimproved ( )
This is improved (X) property, known as 920 Woodland Street, Nashville, TN 37206
(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 26th day of February 19 97

Charles L. Blackwell by Thomas R. Blackwell Attorney in fact
Charles L. Blackwell by Thomas R. Blackwell by Power of Attorney recorded simultaneous herewith

Thomas R. Blackwell
Thomas R. Blackwell

BOOK 10362 PG 146

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 Thomas R. Blackwell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Nashville, Tennessee, this 26th day of February 19 97.

Commission expires 5-24-97 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

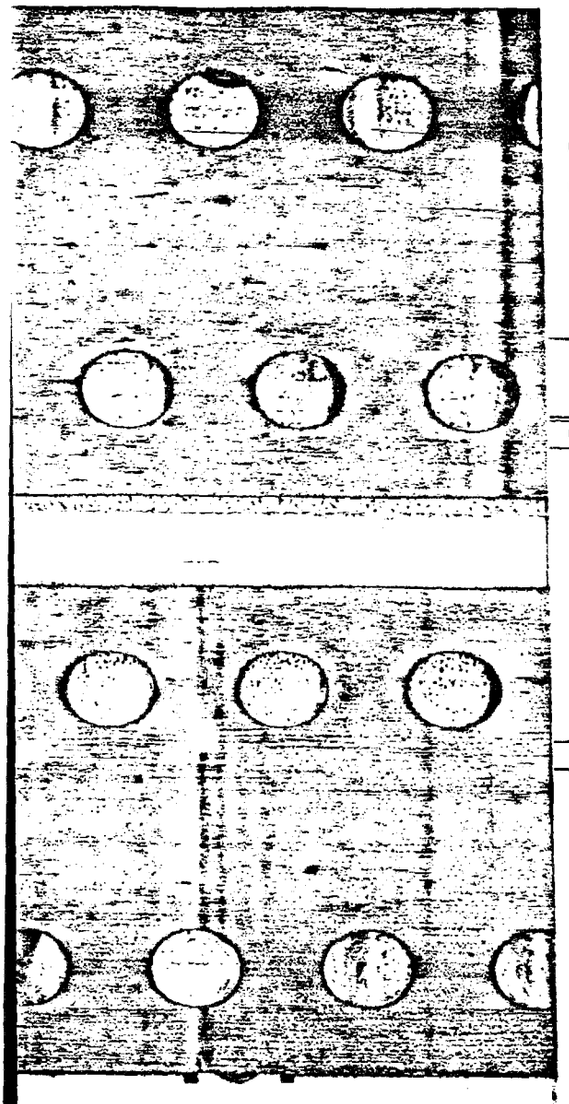
On February 26, 1997, before me personally appeared Thomas R. Blackwell to me known to be the person who executed the foregoing instrument in behalf of Charles L. Blackwell and acknowledged that he executed same as the free act and deed of said Charles L. Blackwell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 1997.

My Commission Expires:
5-24-97 NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

0276951
IDENTIF. ↑ REFERENCE
97 FEB 27 AM 11:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 147

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

02/27/97 01 11:55 0001 0590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276951
IDENTIF. ↑ REFERENCE

97 FEB 27 AM 11:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121004