File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

BOOK 10364 PG 93

ADDRESS NEW OWNER:
Jason E. Blume and Neil T. Rice
4517 Harpeth Hills Drive
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 130-11
GROUP
PARCEL 80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joe G. Calloway and wife, Annette Alexander,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason E. Blume and Neil T. Rice, both unmarried, as joint tenants with the right of survivorship,** 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 No. 4 of Block "H" on the plan of Tyne Meade, Section III, of record in Book 1424, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 4 of Block "H" fronts 150.0 feet on the easterly margin of Harpeth Hills Drive and extends back 230.0 feet on the northerly line and 243.4 feet on the southerly line to a dead line in the rear, measuring 232.6 feet thereon, together with, as an appurtenance hereto, that certain easement recorded in Book 8267, page 147, Register's Office for said County.

BEING the same property conveyed to Joe G. Calloway and spouse, Annette Alexander, by deed from Richard G. Rhoda and spouse, Nancy C. Rhoda, as of record in Book 8267, page 149,* Register's Office for Davidson County, Tennessee.

The description used in this conveyance is the same as the previous transfer.

*and re-recorded in Book 8280, page 677,

This is improved property known as 4517 Harpeth Hills Drive, Nashville, TN 37215.

This conveyance is made subject to all restrictions,

easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jason E. Blume and Neil T. Rice, both unmarried, as joint tenants with the right of survivorship, their heirs and assigns, forever; and we, Joe G. Calloway and wife, Annette Alexander, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of February, 1997.

Joe G. Calloway by Annette Alexander as his atty-in-Fact
Joe G. Calloway, by Annette Alexander, as his Attorney-in-Fact

Annette Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Annette Alexander**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1997.

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: July 24, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Annette Alexander**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-Fact for Joe G. Calloway** and is authorized to execute this instrument on behalf of the said Joe G. Calloway.

Witness my hand, at office this 28th day of February, 1997.

Herman A. Ruben
Notary Public

My Commission Expires: July 24, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $187,250.00.

Jason E. Bl
AFFIANT

Subscribed and sworn to before me
this 28th day of February, 1997.

Herman A. Ruben
NOTARY PUBLIC

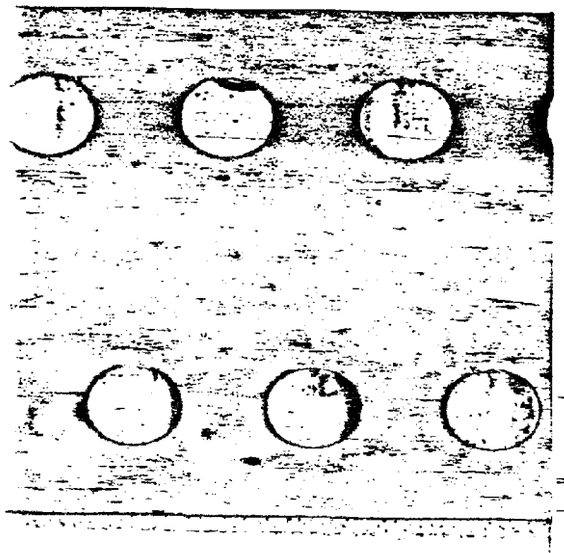
My Commission Expires: July 24, 1999

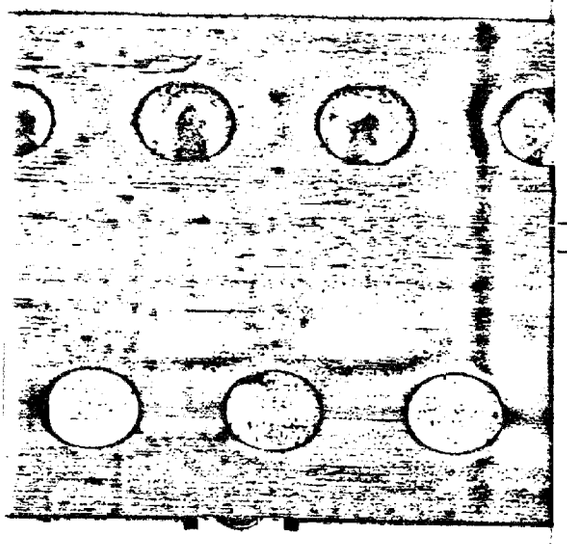
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0277510
IDENTIF. & REFERENCE

97 FEB 28 PM 2:24
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1202 02/28 0401 03CHECK 705-83





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

RECEIVED OF _____

FOR _____

BOOK 10364 PG 96

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
187250.00
CON TX 692.83
PRFEE 1.00
WDEED 12.00
TOTAL 705.83
CHECK 705.83

02/28/97 01 14:28 0001 1202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277510
IDENTIF. & REFERENCE

97 FEB 28 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122110