WARRANTY DEED

RETURN TO:
Law Offices of
William D. Castleman, P.C.
Suite 112, Clancy Square
110 Clancy Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 1997.

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~ 11-27-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Banks Jr.	P.A. Mortgage Services, Inc.	86-3-28
(NAME) 4208 Saddlebrooke Place	(NAME) 4350 West Cypress Street #405	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tampa,Florida 33607	
(CITY) (STATE) (ZIP)	(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, **STEVEN M. BLACKWELL AND WIFE DAWN RICHARD BLACKWELL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS W. BANKS JR. AND WIFE KIMBERLY F. BANKS** 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 on the Plan of Saddlebrooke Place, of record in Plat Book 6250, Page 940, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steven M. Blackwell and wife Dawn Richard Blackwell by deed of record in Book 9391, Page 318, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Steven M. Blackwell and wife, Dawn Richard Blackwell by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10690 Page 196 in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 4208 Saddlebrooke Place, Hermitage, TN 37076
(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 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.

0371612
IDENTIF. & REFERENCE

97 NOV 20 AM 8:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0180 11/20 0101 03CHECK 445.60

Witness my/our hand(s) this 14th day of November, 1997.

Steven M. Blackwell
by Terry DeSelms his attorney-in-fact

Dawn Richard Blackwell by Terry DeSelms her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Steven M. Blackwell and wife Dawn Richard Blackwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 14th day of November, 1997

Commission expires: October 9, 1999

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11/14/97 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Steven M. Blackwell and wife, Dawn Richard Blackwell, and acknowledged that he executed the same as the free act and deed of the said Steven M. Blackwell and wife, Dawn Richard Blackwell, through Power of Attorney granted him by the said Steven M. Blackwell and wife, Dawn Richard Blackwell.

Notary Public

Commission Expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

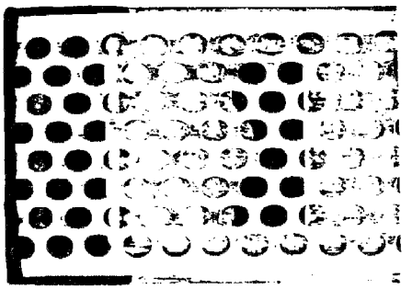
My Commission Expires Oct. 9, 1999

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10690 PG 199

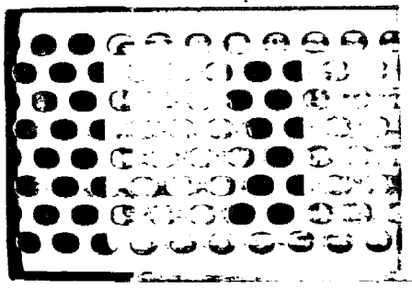
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

11/20/97 01 08:49 0001 0180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03716 12
IDENTIFICATION REFERENCE

97 NOV 20 AM 8:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1222751