THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CLT 0615

WARRANTY DEED

BOOK 10767 PG 410

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-ONE THOUSAND AND 00/100 ($121,000.00) DOLLARS, cash in hand paid by C. EDWARD BLACKBURN and wife, EMILY BLACKBURN, receipt of which is hereby acknowledged, we, TERRY BONE, EUGENE BLAKE and BEN HARPER, have bargained and sold, and by these presents do transfer and convey unto the said C. EDWARD BLACKBURN and wife, EMILY BLACKBURN, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, State of Tennessee, and being Lot 1 on the plan of Cross Timbers, Section I, of record in Book 3700, Page 37, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Terry Bone, Hilda Prescott and Eugene Blake, by deed from David L. Story and wife, Linda C. Story, dated February 13, 1990, and of record in Book 8047, Page 16, in the Register's Office of Davidson County, Tennessee. Also being the same property in which Hilda Prescott, unmarried, conveyed her interest to Ben Harper by Quitclaim Deed dated July 10, 1991, and of record in Book 8396, Page 751, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the restrictions and reservations of record in Book 3949, Page 258; and further subject to all matters shown on plat of record in Book 3700, Page 37; all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said C. EDWARD BLACKBURN and wife, EMILY BLACKBURN, their heirs and assigns, forever. And we do covenant with the said C. EDWARD BLACKBURN and wife, EMILY BLACKBURN, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 1998 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said C. EDWARD BLACKBURN and wife, EMILY BLACKBURN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 22nd day of January, 1998.

TERRY BONE

EUGENE BLAKE

BEN HARPER

BK. 1067 PG. 411

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, TERRY BONE, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 03/25/2000

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, EUGENE BLAKE, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 03/25/2000

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BEN HARPER, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of January, 1998.

Melinda B. Norman
NOTARY PUBLIC

My Commission Expires: 03/25/2000

MELINDA B. NORMAN NOTARY PUBLIC AT LARGE DICKSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $121,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Blackburn
AFFIANT

BOOK 10767 PG 412

Sworn to and subscribed to before me this 22nd day of January, 1998.

Laurence Blackburn
NOTARY PUBLIC

My Commission Expires: 9-22-98

NOTARY PUBLIC AT LARGE

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Map 142-02-0

SEND TAX BILLS TO:
NationsBanc Mortgage Corporation
P. O. Box 650520
Dallas, TX 75265-0520

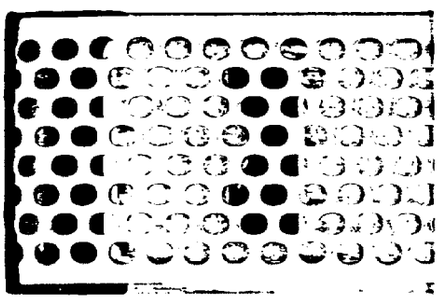
Mr. and Mrs. C. Edward Blackburn
1020 Ridgecrest Drive
Dickson, TN 37055

MAIL ENV.

98 JAN 26 AM 8:20

IDENTIFICATION REFERENCE 0139306U

5243 01/26 0101 03CHECK 460.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10767 PG 413

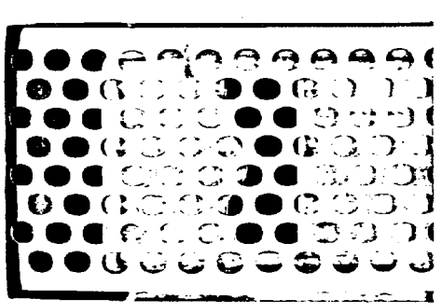
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 121000.00
CON TX 447.70
PRFEE 1.00
WDEED 12.00
TOTAL 460.70
CHECK 460.70

01/26/98 01 08:22 0001 5243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393080
IDENTIF. & REFERENCE

98 JAN 26 AM 8:20

REGISTER
DAVIDSON COUNTY, TN.

No. 1245847