WARRANTY DEED

BOOK 10818 PG 243

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Daniel Blackburn (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 158-4A
27 Annandale (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 71
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Donald R. Abercrombie and wife, Susan F. Abercrombie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Daniel Blackburn and wife, Karen Rae Weir

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. 12 on the Plan of Revised Section Two Otter Wood, as of record in Plat Book 6900, pages 598-602, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Abercrombie and wife, Susan F. Abercrombie by deed from Reynolds & Herron Construction Inc., of record in Book 7565, page 915, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJEC TO:
Declaration of covenants, conditions and restrictions of record in Book 7260,page 483, said Register's Office.

Plan of record in Book 6900, pages 598-602, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Charter of Record in Book 7292, page 315, said Register's office.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 27 Annandale, Nashville, Tennessee 37215
(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 27th day of February 19 98

Donald R. Abercrombie

Susan F. Abercrombie

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Abercrombie

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February 19 98

Commission expires 11.18.01

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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Barrett, Jr. with whom I am personally acquainted and who acknowledged he is the Attorney-in-Fact of Susan F. Abercrombie and is authorized by Susan F. Abercrombie to execute this instrument on her behalf.

Witness my hand, at Brentwood, Tennessee, this 27th day of February, 1998.

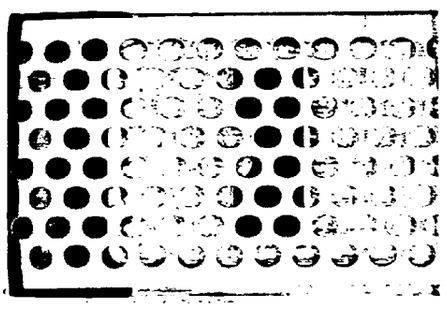
Notary Public

My commission expires:

11.18.01

LEA ANN KELLY NOTARY PUBLIC WILLIAMSON CO. TENN.

98 MAR -3 AM 9:32
RECEIVED & RECORDED
REGISTER'S OFFICE
0406917
9967 03/03 0101 03CHECK 2822.50



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

RECEIVED OF _____

FOR _____

BOOK 10818 PG 245

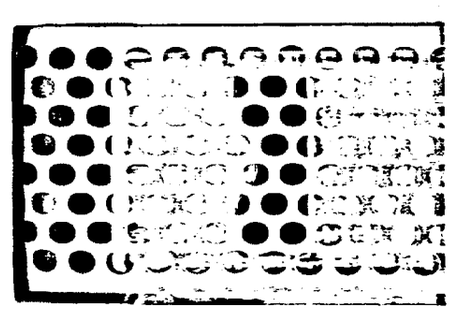
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT
755000.00
CON TX 2775.50
PRFEE 1.00
WDEED 9.00
TOTAL 2785.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2785.50

03/03/98 01 07:30 0001 9997



0406917
IDENTIF. & REFERENCE
98 MAR -3 AM 9:32

No. 1260438