BOOK 10889 PG 972

WARRANTY DEED

THIS INDENTURE, made and entered into this March 25, 1998, by and between Carlton Enterprises, Inc., a Corporation organized and existing under the laws of the State of Tennessee, with its' principal place of business being located in Loudon County, Tennessee,

hereinafter called Grantor,

and Barry Blazs and wife, Cynthia Blazs,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, to wit:

LOCATED and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 95, Brittany Park Subdivision, Phase I-B, of record in Map Book 9700, Page 564, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

MAIL ENV.

FELIX A. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN

98 APR 20 AM 10:10

0426561

Being all or part of same property described in the Davidson County Register's Deed Book 8128, Page 85, and Deed Book 9242, Page 133.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever, as tenants by the entirety.

5193 04/20 0101 03CHECK 403.79

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions, including Plat Book 9700, Pages 46, 263, and 564, Plat Book 7900, Page 998; Deed Book 10016, Pages 870 and 900, as amended in Deed Book 10772, Page 988;

Any existing easements, including Plat Book 9700, Pages 46, 263, and 564, Plat Book 7900, Page 998, Deed Book 10016, Pages 870 and 900, as amended in Deed Book 10772, Page 988, Book 4202, Page 787, Book 7968, Page 191, Book 8128, Page 92, Book 8174, Page 198, and Book 9938, Page 753;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

Carlton Enterprises, Inc.

By: Tammy J. Gray, Closing Manager
Tammy J. Gray, Closing Manager

The Scrivener of this instrument does not make any representation as to the state of title of the property described herein.

BOOK 10889 PG 973

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, before me personally appeared

_____

_____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF KNOX ;ss

On this March 25, 1998, before me, the undersigned authority of the State and County mentioned, personally appeared Tammy J. Gray with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Closing Manager of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires: 10/30/99 _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF ;ss

On this _____, befo

_____

to be the person who executed the foregoing instrument in behalf of _____

and acknowledged that he executed the same as the free act and deed of _____

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:ss

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 106,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 9th day of March, 1998.

_____, Notary Public

My commission expires: 3/27/2001

THIS INSTRUMENT PREPARED FOR RECORDING BY:
Noah Sharpe, Attorney
Carlton Plaza, Suite 200
7815 Kingston Pike
Knoxville, Tennessee 37919

State Tax	$	
Register's Fee	$	1.00
Recording Fee	$	
Total	$	

Person or Agency responsible for payment of taxes:
Middle Tennessee Mortgage
210 Skyline Cr. Ste A
Dickson, TN 37055
Barry Blazs and wife,
Name Cynthia Blazs

Address 1046 Brittany Park Drive
Antioch, Tennessee 37013

Property Address 1046 Brittany Park Drive
Antioch, Tennessee 37013

Mail Tax Notice to 210 Skyline Cr. Ste A
Dickson, TN 37055

LOAN NUMBER _____

FILE NUMBER 98-03016.JNS

CLT NUMBER _____

Map & Parcel: Part of: 162 171

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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 974

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

CASH
106700.00
CON TX 394.79
PRFEE 1.00
WDEED 8.00
TOTAL 403.79
CHECK 403.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/20/98 01 1041 0001 5197

0426561
IDENTIFICATION REFERENCE

98 APR 20 AM 10:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281338