188

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **May, 1998** between HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE, GRANTORs, and DANNY D. BLACKSHEAR and LISA BLACKSHEAR, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DANNY D. BLACKSHEAR and LISA BLACKSHEAR, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1411 OAKLAND ACRES DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Harlan W Roberts
HARLAN W. ROBERTS Signature of Seller

JUDY H. ROBERTS

0440903

98 MAY 21 PM 2:37

0440903 05/21/98 3:01 03CHECK 697.50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **May, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

DANNY D. BLACKSHEAR and LISA BLACKSHEAR, HUSBAND AND WIFE and
1411 Oakland Acres Dr.
Madison Tn 37115

Property Address:

1411 OAKLAND ACRES DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

GUARANTY TRUST
640 Broadmor Blvd, Ste 100
murfreesboro Tn 37133-1218

Map & Parcel #: MAP 51-11, PARCEL 97

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$185,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **May, 1998.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 35 on the Map of Oakland Acres, Section Eleven, as of record in Plat Book 3700, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 138.00 feet on the east side of Oakland Acres Drive and extends back between lines, 195.02 feet on the north line and 195.03 feet on the south line to a dead line in the rear on which it measures 138.03 feet thereon.

BEING the same property conveyed to HARLAN W. ROBERTS and JUDY H. ROBERTS, HUSBAND AND WIFE, by Deed from MARY E. AND HERMAN KEITH, of record in Deed Book 10195, page 567, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 51-11, PARCEL 97, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1414.28).

2. All matters as set forth on the Plan of record in Plat Book 3700, page 26, said Register's Office, which plan includes a 40-foot minimum building setback line from Oakland Acres Drive; a 10-foot public utility and drainage easement along the rear lot line and a 2.5' X 30' utility anchor easement on the northwest corner of said lot.

3. 20-foot permanent sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, at north line in rear portion of said lot, of record in Book 5055, page 452, said Register's Office.

4. Restrictive Covenants recorded in Deed Book 3928, Page 103, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10941 PG 968

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 185000.00

CON TX 684.50

PRFEE 1.00

WDEED 12.00

TOTAL 697.50

CHECK 697.50

05/21/98 01 14:38 0001 0460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440903

IDENTIFICATION REFERENCE

98 MAY 21 PM 2:37

FELIX Z. WILSON

DAVIDSON COUNTY, TN

No. 1296436