BOOK 11043 PAGE 567 0468972

IDENTIF. & REFERENCE
PICK-UP

98 JUL 30 PM 4:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
HARRY C. BLAKE and DENNIS P. O'BRIEN 939 Russell Street, Unit 303 Nashville, Tennessee 37206	SUNTRUST MORTGAGE, INC. P.O. Box 105621 Atlanta, Georgia 30348	Map 82-16B Parcel: 303

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROY S. PIERCE, an unmarried man (hereinafter "GRANTOR"), has bargained and sold and does hereby sell, transfer and convey unto the said HARRY C. BLAKE, an unmarried man, and DENNIS P. O'BRIEN, an unmarried man (hereinafter "GRANTEES"), as tenants in common, their heirs and assigns, a certain tract of real property located in Davidson County, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 303, Russell Street Common, III of record in Plat Book 6900, page 375, said Register's Office, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Roy Pierce, an unmarried man, from William A. Carrington and wife, Leslee A. Carrington by deed of record in Book 8115, page 787, Register's Office for Davidson County, Tennessee.

This is improved real property known as **939 Russell Street, Unit # 303, Nashville, Tennessee, 37206.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRANTEES their heirs and assigns forever.

The said GRANTOR does hereby covenant with the GRANTEES that he is lawfully seized and possessed of the said real property in fee simple and has good right to convey it and the same is unencumbered, except for:

1. Davidson County Property Taxes for 1998 which are prorated to the date of closing and assumed by the GRANTEES.

2. Matters set forth on the Plan of record in Book 6900, page 375, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Master Deed of record in Book 6928, page 645, as made applicable in Book 7303, page 487, Register's Office for Davidson County, Tennessee.

4. All other restrictions and easements of record, if any.

Except as set forth above, the undersigned GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and defend the title to said property to the said GRANTEES, their heirs and assigns against lawful claims of all other person or entities whomsoever.

The said GRANTOR reserves possession of the subject property until 8:00 o'clock A.M., August 3, 1998.

WITNESS my hand this 30 day of July, 1998.

ROY S. PIERCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY S. PIERCE, the within named 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 Nashville, Tennessee, this 30th day of July, 1998.

Notary Public

My Commission Expires: 4/28/98

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,900.00.

DENNIS P. O'BRIEN

Subscribed and sworn to before me this 30 day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 11/28/98

0543 07/30 0101 03CHECK 321.43

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11043 PAGE 569

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 83900.00
				CON TX 310.43
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 321.43
				CHECK 321.43
07/30/98	01			16:12 0001 0543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04688972 IDENTIF. # REFERENCE

98 JUL 30 PM 4:1

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 1326160