FILE BOX 45

WARRANTY DEED

BOOK 11089 PAGE 630

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

James E. Blunkall
Affiant

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

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Blunkall (NAME)	New Owner (NAME)	MAP 71-7
5604 Regatta Blvd. (ADDRESS)	5604 Regatta Blvd. (ADDRESS)	PARCEL 204
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, Dorothy Smith Allen and husband, Clarence Edwin Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Blunkall and wife, Brenda L. Blunkall

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 the west 50 feet of Lot No. 10 on the Map of Trinity Heights as of record in Book 332, Page 4, Register's Office for said County.

SAID part of Lot No. 10 fronts 50 feet on the southerly side of Trinity Lane and extends back 170.8 feet on the east line and 169.5 feet on the west line to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Dorothy Smith Allen and husband, Clarence Edwin Allen by deed from Grady Clayton Bryant, a single person, Dorothy Smith Allen and husband, Clarence Edwin Allen, of record in Book 6981, Page 367, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 324 East Trinity Ln., Nashville, TN 37207
(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 August, 19 98

Dorothy Smith Allen
Dorothy Smith Allen

Clarence Edwin Allen
Clarence Edwin Allen

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Smith Allen and husband, Clarence Edwin Allen

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

Commission expires 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON

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

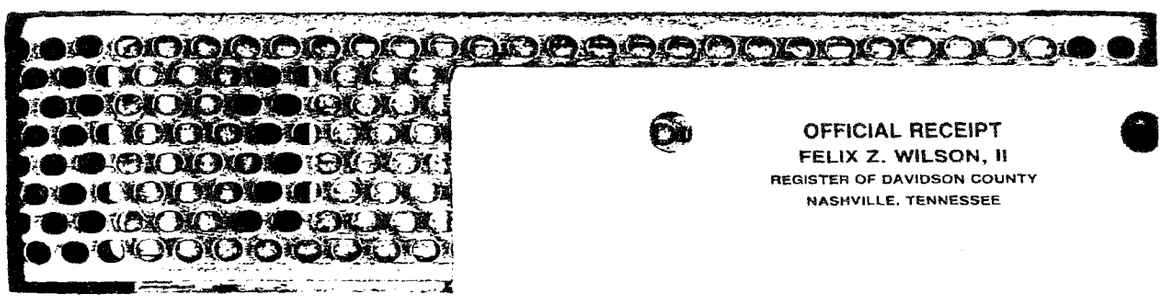
0481752

IDENTIF. A REFERENCE

98 AUG 31 PM 3:32

FELICE WILSON, REGISTER
DAVIDSON COUNTY, TN.

4253 08/31 0101 03CHECK 159.00



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

RECEIVED OF _____

FOR _____

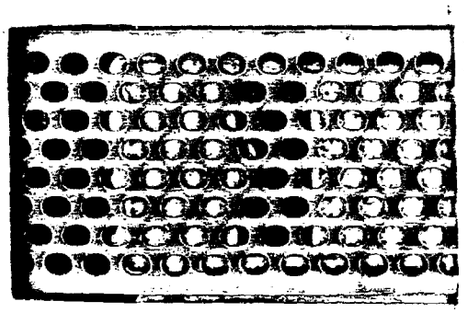
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 159.00
CHECK 159.00

08/31/98 01 15:33 0001 4253



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481752
IDENTIF. & REFERENCE

98 AUG 31 PM 3:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339711