BOOK 11261 PAGE 579

14-A

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 689,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARC F. FORTUNE	NATIONSBANK, N.A.	MAP 145-4
(NAME)	(NAME)	
1026 Overton Lea Road	830 North Central Avenue	PARCEL 028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	St. Petersburg, FL 33701	OH-11600
(CITY) (STATE) (ZIP)	(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, KENT EVAN BLAZY AND WIFE, SHARON KIMBEL BLAZY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARC F. FORTUNE AND WIFE, JACKIE BYROM

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. 4 on the Plan of Lealand Manor, Second Addition, not of record in the Register's Office for said County, being more particularly described as follows:

According to said Plat No. 4 fronts 339.9 feet on the northeasterly margin of Overton Lea Road, and extends back 241.9 feet on the eastelry line and 479.5 feet on the westerly line to a dead line in the rear, measuring 275 feet thereon.

BEING the same property conveyed to Kent Evan Blazy and wife, Sharon Lee Kimbel, by Deed from NationsBank of Tennessee, N.A., of record in Book 8908, Page 214, Register's Office for Davidson County, Tennessee. The said Kent Evan Blazy and wife, Sharon Lee Kimbel having quitclaimed the property to Kent Evan Blazy and Sharon Kimbel Blazy, a 50% undivided interest each as tenants in common of record in Book 10202, page 913, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 1081, Page 643, and Book 1883, page 270, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 1026 Overton Lea Road, Nashville, TN 37220
(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 18th day of December 19 98

Kent E Blazy
KENT EVAN BLAZY

Sharon Kimbel Blazy
SHARON KIMBEL BLAZY

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 KENT EVAN BLAZY AND WIFE, SHARON KIMBEL BLAZY

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 18th day of December 19 98.

Commission expires May 27, 2001

Notary Public

JOHN T. COX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0527732
IDENTIF. & REFERENCE

98 DEC 21 PM 1:55
REGISTER
DAVIDSON COUNTY, TN.

3177 12/21 0101 03CHECK 2449-30

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11261 PAGE 581

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAHT

659000.00
CON TX 2437.30
ERR CO
CON TX 2437.30-
CON TX 2438.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2449.30
CHECK 2449.30

12/21/98 01 13:53 0001 3177

0527732
IDENTIF. & REFERENCE

98 DEC 21 PM 1:55
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402616