BOOK 11409 PG. 628

FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Jerry W. Blair and wife, Joy S. Blair 365 Sandcastle Road Franklin, TN 37069	Same	Map: 103-6 Parcel: 251-254

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard H. Sittel and Robert W. Wahl**, (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto **Jerry W. Blair and wife, Joy S. Blair** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3 and 4 on the Plan of the resubdivision of Lots 39 and 40, Brookside Court, as of record in Book 5200, page 254, Register's Office for said County, reference to which is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard H. Sittel and Robert W. Wahl, by deed from Roger Williams and Jack H. Dalton of record in Book 5703, page 771, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1999 taxes which have been prorated and are assumed by Grantee.

2. Recorded plan shows an Owner's Certificate, and the following as to each lot:

Lot 1: A 20-foot setback line from White Bridge Road, a 10-foot easement for public utilities and access along the southerly line of said lot, a 20-foot setback line from the line between Lots 1 and 2, and a 20-foot setback line between Lots 1 and 4, and a 5-foot setback line from the northerly line of Lot 1. Amendment to the Plan of record in Book 5719, page 515, clarifying the grant of a permanent easement for access as to all 4 lots.

Lot 2: A 20-foot setback line from the southerly line of Lot 2, and a 10-foot easement for public utilities and access, along the southerly line of said lot, a 20-foot setback line from the northeasterly line of said lot, and a 5-foot setback line from the northwesterly and southeasterly lines of said lot, and a 10-foot easement for public utilities along the northeasterly line of said lot.

Lot 3: A 20-foot setback line from the northeasterly line of Lot 3, a 21-foot more or less, easement for public utilities along the southerly line of said lot, and a 20-foot setback line from the westerly line of Lot 3, and a 5-foot setback line from the northwesterly line of said Lot.

Lot 4: A 20-foot setback line from the north, east and west lines, of said lot, a 21-foot, more or less, easement for public utilities along the southerly line of said lot, and a 10-foot easement for public utilities and access along the northerly line of said lot.

3. Survey by John Kohl, dated June 19, 1981, shows a gravel driveway serving Lot No. 1 encroaches onto property adjoining on the northerly line.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned certify that the real estate conveyed hereby is not homestead property.

IN WITNESS WHEREOF, the undersigned Grantors have executed this General Warranty Deed as of March 30, 1999.

Richard H. Sittel

Richard H. Sittel

Robert W Wahl

Robert W. Wahl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard H. Sittel**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 30th day of March, 1999.

Kim L. Wilson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
KIM L. WILSON
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Robert W. Wahl**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 30th day of March, 1999.

Kim L. Wilson
NOTARY PUBLIC

KIM L. WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 1999.

Notary Public: KIMBERLY WILSON

My commission expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

My Commission Expires NOV. 25, 2000

gentcs\sittel.gwd

0071 03/31 0101 03CHECK 759.00

99 MAR 31 PM 2:33

DAVIDSON COUNTY, TN.

056 81184

REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11409** PG. **632**

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

05681184

IDENTIFICATION REFERENCE

99 MAR 31 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	759.00
CHECK	759.00

03/31/99 01 14:32 0001 6071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445129