Record & Return To: Saturn + Mayo
File Box 7
SP3810

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16671
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $ 296,000.00

X Martin Felsenthal
Affiant

Subscribed and sworn to before me, this 26th day of July, 1999.

Notary Public

My Commission Expires: 9/18/2002

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MARTIN ROBERT FELSENTHAL	NATIONSBANC MORTGAGE CORP	104-13
227 Carden Avenue	P.O. Box 35140	38
Nashville, Tennessee 37205	Louisville, KY 40232	26W8766

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM E. BLACKSTONE AND WIFE, ELIZABETH KENNEDY BLACKSTONE, ("Grantor"). has this day bargained and sold, and does hereby transfer and convey to MARTIN ROBERT FELSENTHAL, ("Grantee"). its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 227 Carden Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging. to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 1999.

William E. Blackstone by Richard Courtney attorney in fact
WILLIAM E. BLACKSTONE
BY: RICHARD COURTNEY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Elizabeth Kennedy Blackstone by Richard Courtney Atty in fact
ELIZABETH KENNEDY BLACKSTONE
BY: RICHARD COURTNEY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD COURTNEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said WILLIAM E. BLACKSTONE AND WIFE, ELIZABETH KENNEDY BLACKSTONE and is authorized by the said WILLIAM E. BLACKSTONE AND WIFE, ELIZABETH KENNEDY BLACKSTONE to execute this instrument on their behalf.

Witness my hand, at Office, this 26th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 9/18/99

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 Block F on the Plan of Bransford Realty Co's Subdivision of Lots In Blk E, F & G in Whitland Realty Co's Subdivision, as of record in Plat Book 547, page 53, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Blackstone and wife, Elizabeth Kennedy Blackstone by deed from Morris Reid Estes, Jr. and wife, Kelley G. Estes of record in Book 8796, page 460, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 53, said Register's Office.

3533 08/09 0101 03CHECK 1106.20

06219942

IDENTIFIER ✱ REFERENCE

99 AUG -9 PM 1:07

DAVIDSON COUNTY, TN.
REGISTER

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11611 PAGE 912

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

06219 42

IDENTIF. A REFERENCE

99 AUG -9 PM 1:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 296000.00
CON TX 1095.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1106.20
CHECK 1106.20

08/09/99 01 13:06 0001 3533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501719