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This instrument prepared by:
Jeff M. Grissim
Castleman & Greene, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 11612 PAGE 362

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Charles R. Blackwood, Jr. 5650 Cloverland Drive Brentwood, TN 37027	SAME	Map 071-12-0 Parcel 266.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Estate of Leslie Owen Black, James Black, Executor, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Charles R. Blackwood, Jr., (the "Grantee"), his successors and assigns, all of the estate's right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

BEING part of the easterly 60 feet of the west 190 feet of lots No. 1,2 and 3 on the Map of T.I. Ward's Subdivision of certain lots Williams and Hayes Company's Belleview Plan of record in Book 974, page 48, Register's Office for said County.

Said part of said lots fronts 60 feet of the north side of Ward Street and runs back between parallel lines, 161 feet to a dead line. This property is improved and known as 905 Ward Street, Nashville, Tennessee.

BEING the same property conveyed to Leslie O. Black and wife, Mary S. Black by Warranty Deed of Record in Book 3648, page 555, Register's Office for Davidson County, Tennessee. Mary Sue Black having predeceased Leslie O. Black. Leslie O. Black having deceased on the 7 day of Sept, 1998, whose estate being probated under Probate Docket No.: 98P1747, Will Book 223 Page 810.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, except as specifically herein provided, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and those easements and exceptions of record as incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 hands this 23rd, day of July, 1999.

Estate of Leslie O. Black

James C Black,
James O. Black, Executor
C gld

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July, 1999, before me personally appeared James E. Black, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed and as the Executor of the Estate of Leslie O. Black..

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: May 29, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $43,800.00.

Affiant- Charles R. Blackwood, Jr.

Subscribed and sworn before me this 23rd day of July, 1999.

NOTARY PUBLIC

My Commission Expires: May 29, 2000

Blackwood.Deed

MAIL ENV.

06222085
IDENTIFICATION REFERENCE
99 AUG -9 PM 2:45
REGISTER
DAVIDSON COUNTY, TN

3707 08/05 0101 03CHECK 173.00

X JCB

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0622085

IDENTIF. & REFERENCE

99 AUG -9 PM 2:45

CAMT	43800.00
CON TX	162.06
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	173.06
CHECK	173.06

08/09/99 01 14:44 0001 3707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501892