This instrument Prepared by:
Fred T. Bell
Attorney at Law
3310 Lebanon Road, Suite 200
Hermitage, TN 37076

mail

WARRANTY DEED

From: Dennis C. Roberson and wife, Lisa D. Roberson

To: Jim Blunkall and wife, Brenda Blunkall, d.b.a. J & B Investment Property

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
J & B Investment Property 5604 Regatta Blvd. Hermitage, TN 37076	Same Address	Map 72 Group 060, Parcel 184.00

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $50,000.00

Jim Blunkall
Jim Blunkall, Affiant

Sworn under oath and Subscribed before me this 16th day of August, 1999.

Irena A. Carlton
Notary Public

My Commission Expires: 11/27/99

FOR AND IN CONSIDERATION of the sum of Fifty Thousand ($50,000.00) Dollars, cash in hand paid by Jim Blunkall, a married person, conducting business as J & B Investment Property, herein called the GRANTEE, and other consideration, the receipt of all of which is hereby acknowledged, Dennis C. Roberson and wife, Lisa D. Roberson, herein called the GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the GRANTEE, his successors and assigns, all of the GRANTORS' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, State of Tennessee, described in the attached **EXHIBIT A**.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns forever; and GRANTORS do covenant that they are lawfully seized and possessed of said real estate, in fee simple, has good right to convey it and that the same is unencumbered, except for current taxes (which are not yet due and payable), and except as is otherwise shown of record in the Register's Office for Davidson County, Tennessee; and,

GRANTOR further covenants and binds themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said real estate to said GRANTEE, his successors and assigns, against the lawful claims of all other persons, whomsoever.

This is improved property known as 1059 East Trinity Lane, Nashville, TN 37216.

IN WITNESS WHEREOF, GRANTORS have executed this Warranty Deed this 16th day of August, 1999.

Dennis C. Roberson

Lisa D. Roberson

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 GRANTORS Dennis C. Roberson and wife, Lisa D. Roberson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at my office, in Hermitage, Tennessee, this the 16th day of August, 1999.

Irena A. Carlton
NOTARY PUBLIC

My Commission Expires: 11/27/99

EXHIBIT A

BOOK 11621 PAGE 760

Being Lot No. 17 on the Map of the Revised and Corrected Plan of Subdivision of the Casper Zopfi Place, as of record in Book 547, pages 21 and 22, Register's Office for said County. Said Lot No. 17 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines with the westerly margin of Casper avenue 145 feet to an alley.

Being the same property conveyed unto Dennis C. Roberson from Kathleen L. Roberson, a Widow, by deed of record in Deed Book 9047, Page 756, Register's Office for Said County.

This conveyance is subject to any and all existing restrictions and easements of record.

0625058
IDENTIF. ✦ REFERENCE
99 AUG 16 PM 3:49
REGISTER
DAVIDSON COUNTY, TN.
6866 08/16 0101 03CHECK 196.

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

BOOK 11621 PAGE 761

0625058

IDENTIF. ↑ REFERENCE

99 AUG 16 PM 3:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

08/16/99 01 15:49 0001 6866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507117