This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNERS:
Edward Simpson
506 Beechwood Road
Bell Buckle, Tn. 37020

SEND TAX BILL TO:
SAME

MAP & PARCEL:
Map 104-10
Parcels 083 & 084

WARRANTY DEED

For and in 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, **I, Keith E. Blaydes, an unmarried person**, Grantor, have bargained and sold and by these presents does transfer and convey unto **Edward Simpson**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. I:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Alan D. Ratner's Resubdivision of Lot 45 of Bransford Realty Company's West End Heights, of record in Book 1835, page 61, Register's Office for said County.

Said Lot No. 2 fronts 80 feet on the easterly margin of Chesterfield and extends back 135.5 feet on the broken northerly line and 103.5 feet on the southerly line to a dead line in the rear, measuring 32 feet thereon.

TRACT NO. II.
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Alan D. Ratner's Resubdivision of Lot 45 of Bransford Realty Company's West End Heights, of record in Book 1835, page 61, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the northeasterly margin of Chesterfield Avenue and extends back 103.5 feet on the northerly line and 135 feet on the southerly line to a broken line in the rear, measuring 78 feet thereon.

TRACT NOS. I AND II being part of the same property conveyed to Keith E. Blaydes by deed from Oakley S. Ray and wife, Kathleen W. Ray, of record in Book 8868, page 651, Register's Office for said County.

This is improved property known as 312 and 316 Chesterfield Avenue, Nashville, Tn. 37212.

The above property is conveyed subject to the following:

1. 1999 Metropolitan Government taxes, a lien but not yet due and payable.

2. All matters as shown on the Plan of record in Book 1835, page 61, said Register's Office.

3. Any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

98/18 0101 03CHECK 1232.00

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of August, 1999, in Nashville, Tennessee.

Keith E. Blaydes

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Keith E. Blaydes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 16th day of August, 1999, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Sworn to and subscribed before me this 16th day of August, 1999.

NOTARY PUBLIC

My commission expires: 1/27/2001

MAIL ENV.

06254674
IDENTIF. & REFERENCE
99 AUG 18 AM 10:14
REGISTER
COUNTY, TN.

9006.9900cr
Blaydes.warranty deed2

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11624 PAGE 19

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

0625674
IDENTIF. ↑ REFERENCE

99 AUG 18 AM 10:14

REGISTER
DAVIDSON COUNTY, TN.

CAMT
330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1232.00
CHECK 1232.00

08/18/99 01 10:13 0001 7543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507782