WARRANTY DEED

KEVIN C. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph M. Hall	AmSouth Bank	116-15-62
(NAME)	(NAME)	
419 Lynwood Boulevard	601 Market Center	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Chattanooga, TN 37401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Kirk Lundblade and wife, Elizabeth Diane Lundblade

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Hall and wife, Katherine N. Hall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71A and part of Fourth Street, now closed on the Plan of Re-Subdivision Parts Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 71-A and part of Fourth Street (now closed) front together 125 feet on the westerly side of Lynwood Boulevard and run back between parallel lines 298.8 feet to a deadline.

Being the same property conveyed to Kirk A. Lundblade and Elizabeth Diane Lundblade by deed from Donald Ian Nesbitt McKenzie and wife, Louise Felker McKenzie of record in Book 9238, page 834, Register's Office for Davidson County, Tennessee.

Kirk Lundblade warrants, covenants and certifies that he is the same person as Kirk A. Lundblade.

6919 09/10 0101 03CHECK 1661.50

This instrument is executed on behalf of Kirk Lundblade and wife, Elizabeth Diane Lundblade by June F. Andree as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated

CONTINUED

unimproved ( )
This is improved (X) property, known as 419 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 2nd day of September 19 99

Kirk Lundblade by June F. Andree atty in fact

Kirk Lundblade

Elizabeth Diane Lundblade by June F. Andree atty in fact

Elizabeth Diane Lundblade

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June F. Andree, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kirk Lundblade and wife, Elizabeth Diane Lundblade, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Kirk Lundblade and wife, Elizabeth Diane Lundblade. WITNESS my hand and official seal at Brentwood, Tennessee, this the 2nd day of September, 1999.

KEVIN D. MONTGOMERY NOTARY EXP 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

My Commission Expires: _____

MAIL ENV.

99 SEP 10 AM 9:54

REGISTER'S OFFICE
WILLIAMSON COUNTY, TN.

063414

herein by reference.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11656 PAGE 998

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

0634414

REFERENCE

99 SEP 10 AM 9:54

REGISTER
COUNTY, TN.

CAMT
445000.00
CON TX 1646.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1661.50
CHECK 1661.50

09/10/99 01 09:57 0001 6919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514914

9-10-99

VOID

BOOK 11656 PAGE 999