WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Laveta A. Bluing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Exp 05.27.2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laveta A. Bluing (NAME)	Molton, Allen & Williams (NAME)	MAP 71-15
1321 Meridian Street (ADDRESS)	10472 Armstrong Street (ADDRESS)	PARCEL 133
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (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, Clyde Kestner and wife, V. Marie Kestner, Trustees of the Kestner Revocable Trust Dated July 28, 1994

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laveta A. Bluing, unmarried

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 Lots No. 401, 402, 403, 404 and 405 on the Plan of Highland Land Co's Subdivision of record in Book 421, page 14, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Clyde Kestner and V. Marie Kestner, Trustees of Kestner Revocable Trust Dated July 29, 1994 by quitclaim Deed from Clyde Kestner and wife, Violet M. Kestner of record in Book 9442, page 820, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 421, page 14, said Register's Office; and (c) restrictive covenants of record in Book 1055, page 197, said Register's Office.

unimproved ( )
This is improved (X) property, known as 132 Meridian Street, Nashville, Tennessee 37207
(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 22nd day of October, 1999

Clyde Kestner, Trustee
Clyde Kestner, Trustee

V. Marie Kestner, Trustee
V. Marie Kestner, Trustee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Clyde Kestner and wife, V. Marie Kestner

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October 1999.

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 _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Clyde Kestner and V. Marie Kestner, with whom I am personally acquainted and who acknowledged that they executed the within instrument for thepurposes therein contained and who further acknowledged that they are the trustees of the Kestner Revocable Trust Dated July 28, 1994 and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust. Witness my hand and seal this 22nd day of October, 1999.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp 05/27/2001

Notary Public

MAIL ENV.
06507772
REFERENCE
99 OCT 26 PM 3:08
REGISTER
DAVIDSON COUNTY, TN.
10/26/1999 01:01 03CHECK 307.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

CEIVED OF _____

R _____

BOOK 11718 PAGE 408

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

0650772

REFERENCE

99 OCT 26 PM 3:08

REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

10/26/99 01 15:12 0001 4291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532069