Instr:200008210082066 Page: 1 OF 2
REC'D FOR REC 08/21/2000 8:45:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $725.20

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Charles G. Blackford	[ ]	]
[1908 Enclave Circle	[NEW OWNER]	Map: 82-7]
[Nashville, TN 37211	[ ]	]
[	[Same]	Parcel: 349]
[	[ ]	]

[This instrument prepared by: Robert J. Notestine III, Attorney]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]
[10215 26B]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John G. Brevard, married, (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto John G. Blackford, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a lot of parcel of land in Northeast Nashville, being a part of the John W. Bryan property, described as follows;

Beginning on the northerly margin of Grace Avenue, 100 feet easterly from the easterly margin of Meridian Street, running thence northerly and parallel with Meridian Street, 165 feet to the southerly margin of an alley; thence easterly along said alley, 80 feet ; thence southerly and parallel with Meridian Street , 165 feet to the northerly margin of Grace Avenue; thence westerly with the northerly margin of said Avenue, 80 feet to the beginning.

Being the same property conveyed to John G. Brevard, married, by Assumption Warranty Deed by Realty Investment Solutions, LLC, of record in Book 11485, page 126, register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of John G. Brevard or Donna Brevard and never has been and is investment property owned by John G. Brevard.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

Taxes for the year 2000 and subsequent years, easements and restrictive covenants of record.

Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Mark R. Rodriguez and wife, Judy Lea Rodriguez to Jim Williams and wife, Pauline Williams, which deed of trust is recorded in the Register's Office of Davidson County, Tennessee, in Book 10295, and page 424,and note of even date thereby secured, in the original principal amount of $124,500.00, payable to Jim Williams and wife, Pauline Williams, and for the same consideration Grantee hereby assumes the obligations of Mark R. Rodriguez and wife, Judy Lea Rodriguez, under the terms of the instruments creating the loan.

This conveyance is subject to a Deed of Trust executed by John G. Brevard or Donna Brevard to John T. Flaugher, Trustee for Franklin National Bank in the original sum of $47,000.00, of record in Book 11485, page 181, said Register's Office for Davidson County, Tennessee. Grantor herein agrees to continue payment of said indebtedness.

This is improved property commonly known as 305 Grace Street, Nashville Tennessee 37207.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[The actual consideration or value, whichever is greater for]
[this transfer is $196,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[3rd day of August,2000.]
[ ]
[ ]
[Notary Public]
[My Commission Expires 1-25-2003]
[ ]

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of August, 2000.

John G. Brevard

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 John G. Brevard the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2000.

NOTARY PUBLIC

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-25-2003