THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17393**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 1st day of AUGUST, 2000. Notary Public My Commission Expires:

Instr:200008210082351 Page: 1 OF 2
REC'D FOR REC 08/21/2000 12:33:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1295.00

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LINDA G. SOUTHWELL 4019 Sneed Road Nashville, Tennessee 37215	Bank United 3200 Southwest Freeway Houston TX 77027	MAP 116-16-0 PAR 101.00 FB 07DA43030

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL W. BLACKBURN, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LINDA G. SOUTHWELL, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4019 SNEED ROAD, NASHVILLE, TENNESSEE 37215.

Theresa Blackburn, spouse of Michael W. Blackburn, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Michael W. Blackburn.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1th day of AUGUST, 2000.

MICHAEL W. BLACKBURN

THERESA BLACKBURN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL W. BLACKBURN AND THERESA BLACKBURN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of AUGUST, 2000.

My Commission Expires: _____ Notary Public

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Part 1-Wallace Subdivision, as of record in Plat Book 1424, page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. Blackburn, unmarried by deed from John Fraser Orman, Jr., unmarried of record in Book 9992, page 526, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 1037, page 572; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 16, said Register's Office.

EXHIBIT "A"