WARRANTY DEED





3815

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF August, 2000

Notary Public

MY COMMISSION EXPIRES: 5-26-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jeffrey M. Grissim, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harless R. McCoy, Jr. (NAME)	Jefferson Heritage Mortgage (NAME)	MAP 71-12
905 Ward Street (ADDRESS)	15435 Clayton Road/PO Box 17 (ADDRESS)	PARCEL 266
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (CITY) (STATE) (ZIP)	12DA44720

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, Charles R. Blackwood, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harless R. McCoy, Jr., married

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:

BEING part of the easterly 60 feet of the west 190 feet of lots No. 1, 2 and 3 on the Map of T. I. Ward's Subdivision of certain lots Williams and Hayes Company's Belleview Plan of record in Book 974, Page 48, Register's Office for said County.

SAID part of said lots front 60 feet of the north side of Ward Street and runs back between parallel lines, 161 feet to a dead line. This property is improved and known as 905 Ward Street, Nashville, Tennessee.

Being the same property conveyed to Charles R. Blackwood, Jr. by deed from The Estate of Leslie Owen Black, James C. Black Executor, of record in Book 11612, Page 362, Register's Office for said County.

THE GRANTOR HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF CHARLES R. BLACKWOOD, JR.

unimproved ( )
This is improved (X) property, known as 905 Ward Street, Nashville, TN 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 my hand this 18th day of August, 2000

Charles R. Blackwood, Jr.

DCTN01WC

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 Charles R. Blackwood, Jr., married

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 Goodlettsville, Tennessee, this 18th day of August, 2000.

Commission expires 5/27/01

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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