Dav. Co. File Box 14-A
jtc file no. 13874-1

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Richard M. Blair, et ux	Franklin American Mortgage	Map 143-06-O-A
421 Valley Trace Drive	Suite 400 501 Corporate Centre Drive	Parcel 051.00
Nashville, TN 37221	Franklin, TN 37067	

This instrument was prepared by: Robert J. Notestine, Attorney, 104 Woodmont Blvd., Suite 115, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 12/20/00 08:32 2pgs
Fees:11.00 Taxes:780.70

20001220-0124546

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **Roland T. Rust**, a married person (herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **Richard M. Blair and wife, Yun Kim Blair** (herein referred to as "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Harpeth Trace Estates, Phase II, of record in Plat Book 5200, pages 556-558, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Roland T. Rust, unmarried, by Warranty Deed from Lawrence A. Kip and wife, Nancy T. Kip, of record in Book 8710, page 623, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is also subject to the following:

1. Taxes for the year 2001 and subsequent years;

2. Matters shown on the Plan of record in Book 5200, pages 556 - 558, Register's Office for Davidson County, Tennessee.

3.. Declaration of Covenants and Restrictions, including, without limitation, all liens, undertakings, and burdens set out therein, including but not limited to liens and personal obligation for assessments, of record in Book 5120, page 208, Register's Office for Davidson County, Tennessee;

4. Declaration of Covenants, conditions, liens, burdens and restrictions, including liens for annual and/or monthly assessments and charges and special assessments, all set forth and contained in an instrument of record in Book 5380, page 357, and Book 6094, page 718, Register's Office for Davidson County, Tennessee.

5. Mortgage Loan Inspection by John Kohl and Company, P.C., dated June 30, 1992, shows concrete drive encroaches 10 foot electric easement at Valley Trace Drive and portion of house encroaches 5 foot minimum building setback line on southerly line and deck encroaches 20 foot minimum building setback line from rear line of lot.

This is improved property commonly known as 421 Valley Trace Drive, Nashville, Tennessee, 37221.

Chiharu Yamazaki Rust, wife of Roland T. Rust, is joining in this conveyance for the sole

purpose of conveying any marital interest she may have in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $211,000.00.

Affiant

Subscribed and sworn to before me this 15 day of December, 2000.

Notary Public

My commission expires: 1-25-2003

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

WITNESS our hand this 15th day of December, 2000.

Roland T. Rust by David A. Childress, his Attorney-in-Fact

Roland T. Rust by David A. Childress, his Attorney-in-Fact

Chiharu Yamazaki Rust by David A. Childress, her Attorney-in-Fact

Chiharu Yamazaki Rust by David A. Childress, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David A. Childress**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the person who executed the foregoing instrument in behalf of Roland T. Rust and Chiharu Yamazaki Rust, and acknowledged that he executed the same as the free act and deed of the said Roland T. Rust and Chiharu Yamazaki Rust.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of December, 2000.

Notary Public

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

My Commission Expires: 1-25-2003