Return To:
Lawyer's Escrow Service
Suite 220
2021 Richard Jones Rd.
Nashville, TN
37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 42207
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William G Blackburn Melissa K. Blackburn 4 Wyndham Place Nashville, TN 37215	William G. Blackburn 4 Wyndham Place Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 116-12-F-004

Davidson County DEEDWARR
Recvd: 03/12/01 08:25 2pgs
Fees:11.00 Taxes:2220.00
20010312-0023073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 600,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stan Curtis and spouse, Jeanne E. Curtis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William G. Blackburn and spouse, Melissa K. Blackburn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Wyndham Chase of record in Plat Book 6900, page 101, Register's Office for said County.

SAID Lot No. 4 fronts 78.34 feet on the broken northerly margin of Wyndham Place and extends back 79.97 feet on the westerly line and 108.01 feet on the easterly line to a dead line in the rear, measuring 125.00 feet thereon.

BEING the same property conveyed to Stan Curtis and wife, Jeanne E. Curtis by deed from Phillip M. Francis and wife, Sharon Z. Francis of record in instrument no 199912070300721, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 101, said Register's Office, which Plan shows a 15 foot minimum building setback line from Wyndham Place, together with a designated building site, and10 foot easement for NES and SCB purposes along the southerly front line of said lot, and a 10 foot storm sewer easement along the easterly line of said lot; easement for Television Cable to Viacom Cablevision of record in Book 7384, page 862, said Register's Office; Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, department of Water and Sewerage Services of record in Book 8131, pages 980, and 957, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7019, page 922, Book 7419, page 217, Book 7951, page 5 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4 Wyndham Place, Nashville, TN 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2001.

Stan Curtis

Jeanne E. Curtis

State of Kentucky
County of Jefferson

On this 22 day of February, 2001, before me the undersigned authority, personally appeared **Stan Curtis** and **Jeanne E. Curtis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 2, 2001

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 600,000.00

Affiant

Sworn and subscribed before me on the 28th day of February, 2001.

Notary Public

My Commission Expires: 7/26/2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003