Box 44

Davidson County DEEDWARR
Recvd: 08/21/01 10:40 2pgs
Fees:13.00 Taxes:1887.00

20010821-0090057

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40169 FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Robin E. McNeilly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **20TH DAY OF AUGUST, 2001.**

Notary Public

MY COMMISSION EXPIRES: 01/25/2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ROBERT E. McNEILLY, III et ux **733 Darden Place** **Nashville, Tennessee 37205**	Union Planters Mtg. 7130 Goodlett Farms Pkwy Cordova TN 38018	**115-4-70** **8DZ 47305**

FOR AND IN 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, MARTIN J. BLASER and wife, RONNA W. BLASER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. McNEILLY, III and wife, CAROLINE T. McNEILLY**

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:

LAND in Davidson County, Tennessee, being Lot No. 195 on the plan of Hillwood Estates, Section 9, Part 1, of record in Book 2331, page 27, Register's Office for said County.

SAID Lot No. 195 fronts 160.00 feet on the westerly margin of Darden Place and extends back 311.21 feet on the northerly line and 321.54 feet on the southerly line to a dead line in the rear, measuring 165.58 feet thereon.

BEING the same property conveyed to Martin J. Blaser and wife, Ronna W. Blaser by deed from James R. Sartor, Jr., and wife, Carolyn Southgate Sartor, of record in Book 7924, page 246, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (x) property, known as **733 Darden Place, Nashville, Tennessee 37205**
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 OUR HANDS THIS 20th DAY OF AUGUST, 2001.

Martin J. Blaser by Robin E. McNeilly AIF
MARTIN J. BLASER

Ronna W. Blaser by Robin E. McNeilly AIF

RONNA W. BLASER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 20th day of August, 2001, before me personally appeared ALAN D. MAZER, to me known to be the person who executed the foregoing instrument in behalf of MARTIN J. BLASER and wife, RONNA W. BLASER, as their Attorney in Fact, and acknowledged that they executed the same as the free act and deed of the said MARTIN J. BLASER and wife, RONNA W. BLASER, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 3/23/02