WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/02 17:27 2pgs
Fees:13.00 Taxes:318.20

20020124-0010400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanetta Blair (NAME)	1st Trust Bank for Savings (NAME)	MAP 71-16
910 Blue Ridge Drive (ADDRESS)	P. O. Box 17257 (ADDRESS)	PARCEL 107
Nashville, Tn 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

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, Billy G. Dial

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeanetta Blair

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. 39 on the Map of T. I. Ward's Resubdivision of Lots No. 27-34 and 37-49 in Williams and Hayes Company Belleview Plan, as of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the southerly (erroneously referred to as northerly margin in prior conveyances) margin of Blue Ridge Drive (formerly Peachtree Street) and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Billy G. Dial by Cash Deed for Tennessee from Secretary of Housing and Urban Development of Washington D. C., and recorded as Instrument No. 199912230306843 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUIDLING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE MAP OF T. I. WARD'S RESUBDIVISION OF LOTS 27-34 AND 37-49 IN WILLIAMS AND HAYES COMPANY BELLEVIEW PLAN AS OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1165, PAGE 58, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 910 Blue Ridge Drive, 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 23rd day of January 2002

Billy G. Dial

By: Barbara C. Dial
Barbara C. Dial, 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, the within named ~~Billy G. Dial~~ Barbara C. Dial, to me known to be the person who executed the foregoing instrument on behalf of Billy G. Dial and acknowledged that she executed the same as the free act and deed of the said Billy G. Dial.

~~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 Nashville, Tennessee, this 23rd day of January, 2002.

Commission expires March 23, 2002

Notary Public

DAVIDSON COUNTY

My Commission Expires MAR. 23, 2002

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