OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF July 2001

NOTARY PUBLIC

My Commission expires: 7/27/02

THIS INSTRUMENT PREPARED BY:
DAVID VINCENT, ATTORNEY, 906 STAHLMAN BUILDING, NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bernard Blackburn (NAME)	NO MORTGAGE ESCROW (NAME)	Map 81-8
1729 Third Avenue North (ADDRESS)	SEND TAX BILLS TO:	Parcel 431
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	SAME (ADDRESS) (CITY) (STATE) (ZIP)	FB #01W 01400

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Robert Austad and wife, Suzanne Veach Austad,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Bernard Blackburn

hereinafter called the **GRANTEES**, their 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 the west 37.5 feet of Lot No. 185 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, page 105, Register's Office for said County.

Said part of said Lot No. 185 fronts 37.5 feet on the south side of Buchanan Street and runs back between parallel lines along the east margin of 6th Avenue North, formerly High Street, 100 feet to an alley.

Being the same property conveyed to Robert Austad and wife, Suzanene Veach Austad by deed from Calvin Veach and wife, Lois Veach, of record in Book 6117, page 545, Register's Office for said County.

Suzanne Veach Austad and Suszanene Veach Austad are one and same person.

Property conveyed "AS IS".

This is unimproved ( ) improved (XX) property, known as

519 (House Number) Buchanan Street (Street) Nashville (City) Tennessee (State) 37208 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 18th day of July, 2001.

ROBERT AUSTAD

SUZANNE VEACH AUSTAD

Davidson County DEEDWARR
Recvd: 07/24/02 15:23 2pgs
Fees:13.00 Taxes:37.00

20020724-0089049

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Austad and wife, Suzanne Veach Austad, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of July, 2001.

My Commission expires:
7/27/02

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public