PICK-UP

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 09/30/02 12:38 2pgs
Fees:13.00 Taxes:680.80
20020930-0118520

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|
| Justin P. Blair<br>Kelly G.Blair<br>101 Hilary Court<br>Hermitage, Tennessee 37076 | First Federal Bank<br>P. O. Box 1970<br>Tuscaloosa, Alabama 35403 | 76-9-A-41 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FOUR THOUSAND($184,000.00)AND 00/100 DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS G. SANBORN (UNMARRIED)**,has this day bargained and sold, and does hereby transfer and convey unto the said **JUSTIN P. BLAIR AND WIFE KELLY G. BLAIR,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 41 on the plan of Chandler Grove, of record in Book 7900, Page 796; amended in Book 7900, Page 802, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas G. Sanborn, unmarried, by deed from Bernie Lee King and Peggy B. King of record in Book 10831, Page 909, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title, and interest thereto belonging to the said grantees, that their heirs and assigns, forever; and I do covenant with the said grantees that I am 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 I do further covenant and bind myself, my 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $184,000.00

Subscribed and sworn to before me this 25, day of September 2002.
My Commission Expires: 5/26/06

x Justin P Blair
Affiant

Notary Public

DOUGLAS G. SANBORN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bennett F. Batcher, a Notary Public in and for said County and State, **DOUGLAS G. SANBORN** the within named 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 Goodlettsville, Tennessee, this the 25 day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 05/25/06