PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 44464
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/07/03 08:59 2pgs
Fees:13.00 Taxes:847.30
20030507-0060670

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bobby W. Blackmon Linda Blackmon 7425 Somerset Place Nashville, Tennessee 37221	Cendant Mortgage Corporation 3000 Leadennall Road Mount Laurel, New Jersey 08054

TAX MAP-PARCEL NUMBERS: 141-15-D-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Irving Lazar and Jules M. Marquart**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bobby W. Blackmon and spouse, Linda Blackmon** 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. 69 on the Plan of the Resubdivision of Lots 67-73, 121-137 and a portion of open space, Phase II, "Sheffield" on the Harpeth, of record in Plat Book 6900, page 985, said Register's Office.

Said Lot No. 69 fronts 86.00 feet on the southerly margin of Somerset Place and extends back 130.00 feet on the easterly line and 130.00 feet on the westerly line to a dead line in the rear measuring 86.00 feet thereon.

Being the same property conveyed to Irving Lazar and wife, Jules Marquart by deed from Phillips Builders, Inc. of record in Book 8452, page 635, 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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 985, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the rear line(s) and a 10 foot utility and water line easement located on the northerly front line; The Declaration of Covenants, Conditions and Restrictions of record in Book 692, page 900, Book 7145, page 954, Book 7145, page 964, Book 8146, page 463, Book 8276, page 238, Book 8505,page 598, Book 8747, page 97, 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: 7425 Somerset Place, Nashville, Tennessee 37221

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 5th day of May, 2003.

Irving Lazar

Jules M. Marquart

State of TENNESSEE
County of DAVIDSON

On this 5th day of May, 2003 , before me the undersigned authority, personally appeared Irving Lazar Jules M. Marquart , 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: 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Sworn and subscribed before me this the 5th day of May, 2003

My Commission Expires: My Commission Expires 7/26/2003

Notary Public