File #200320166	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2003. Notary Public MY COMMISSION EXPIRES: 5/30/04 (AFFIX SEAL)
Return to Rudy Title & Escrow 2012 21st Avenue South Nashville, TN 37212	

THIS INSTRUMENT WAS PREPARED BY:
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven B. Deaton, Jr. and Deborah. Deaton	Same	Map: 172-12-O-B
(NAME) 1116 Crestfield Drive	(NAME)	Parcel: 43.00
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, J. D. BLACKBURN AND WIFE, LIANA F. BLACKBURN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto STEVEN B. DEATON, JR. AND WIFE, DEBORAH DEATON, 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 all of Lot No. 440, on the Plan of Bradford Hills, Section 3, as shown by plat appearing of record in Plat Book 7900, Page 6, as amended in Book 7900, page 239, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to J. D. Blackburn and wife, Liana F. Blackburn fy deed from Alice P. Morrow, Trustee of record in Book 11028, page 380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 8069, page 170, Book 8267, page 616, Book 8074, page 269; By-Laws of record in Book 8071, page 531, Book 8071, page 269; and, any and all matters as shown on plat of record in Plat Book 7900, Page 6, as amended in Book 7900, page 239; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1116 Crestfield Drive, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 29th day of April, 2003.

J. D. Blackburn

Liana F. Blackburn

Davidson County DEEDWARR
Recvd: 06/03/03 08:23 2pgs
Fees:13.00 Taxes:656.75
20030603-0075021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared J. D. Blackburn and Liana F. Blackburn who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP 10/22/05

Mail After Recording To:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212