WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Zanetta L. Newbern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07/21/03.

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zanetta L. Newbern (NAME)	Same. (NAME)	81-15-260.00
7216 Santeelah Way (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013 (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, WE,

C.R. Blackwood and Sheridith Blackwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zanetta L. Newbern**

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. 265 on the Map of D. T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee

Said Lot No. 265 fronts 50 feet on the westerly side of 14th Avenue, North, and runs back between parallel lines, 170 feet to an alley.

Being a portion of the same property conveyed to C. R. Blackwood and Sheridith Blackwood, by Final Order from Vassar P. Battle, dated December 4, 2000, recorded December 29, 2000, of record in Instrument Number 200012290127311, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 10767, page 250, and in Instrument Number 200102160014934, in said Register's Office.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 21, page 41, in the Register's office for Davidson County, Tennessee; and to the 2003 Davidson County property taxes, which are to be paid by the Grantee.

This is unimproved (X)
improved ( ) property, known as 1525 14th Avenue North (House Number/Street) Nashville TN (City/Town)(State) 37208 (Postal Code)

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 our hand this 21st day of July, 2003.

C.R. BLACKWOOD

SHERIDITH BLACKWOOD

Davidson County DEEDWARR
Recvd: 07/29/03 10:59 2pgs
Fees:13.00 Taxes:37.00

20030729-0106377

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 **C.R. Blackwood and Sheridith Blackwood** the bargainors, with whom I am personally acquainted, (or proved to me on 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 **Nashville**, **TN**, this 21st day of July, 2003.

Notary Public

Commission Expires:

J. WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPT. 24, 2005

DB.