[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bernard F. Blackburn	New Owner	Map 82-3
1729 3rd Avenue North		Parcel 427
Nashville, TN 37208		11518 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **D. Wayne Vantrease and wife, Brenda Vantrease** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Bernard F. Blackburn** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 4 and 35 on the Plan of J. M. Eatherly's Addition to Northeast Nashville as of record in Plat Book 57, page 138, Register's Office for said County, to which plan references is made for a more complete description of said lots.

Being the same property conveyed to D. Wayne Vantrease and wife, Brenda Vantrease by deed of record in Instrument Number 200212190156763, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 7672, page 962, said Register's Office.

This is improved property commonly known as 331 Cleveland Street, Nashville, Tennessee 37206.

Davidson County DEEDWARR
Recvd: 08/13/03 11:14 3pgs
Fees:18.00 Taxes:88.45
20030813-0116090

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $18,500.00.

Affiant

Subscribed and sworn to before me this 9th day of June, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of June, 2003.

D. Wayne Vantrease

Brenda Vantrease

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared D. Wayne Vantrease and wife, Brenda Vantrease, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of **June, 2003**.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

