Davidson County DEEDWARR
Recvd: 09/15/04 11:24 2pgs
Fees:13.00 Taxes:576.09
20040915-0111279

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04574

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of August, 2004

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian R. McKinney	**Nashville Bank of Commerce**	
7920 Stallion Drive	**115 29th Avenue South**	**128-10-0028.00**
Nashville, TN 37221	**Nashville, TN 37212**	

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,

Charles Leon Blackburn, Jr. and wife, Marina D. Blackburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vivian R. McKinney, an unmarried woman, and Jeffrey L. Beatty, an unmarried man

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:

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. 75 ON THE PLAN OF STACY SQUARE-SEC 2 OF RECORD IN BOOK 4175, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCES IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Charles Leon Blackburn, Jr. and Wife, Marina D. Blackburn, by Warranty Deed from Mary J. Smith, dated 9-25-85 and recorded 10-1-85 in Book 6670, page 220, Register's Office for Davidson County, Tennessee.

SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE INSTRUMENTS RECORD OF BOOK 4265, PAGE 777, BOOK 4379, PAGE 833.

Unimproved ( )
This is improved (X) property known as **7920 Stallion Drive, Nashville, TN 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 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 hands this 26th day of August, 2004.

Charles Leon Blackburn, Jr.
Charles Leon Blackburn, Jr.

Marina D Blackburn
Marina D. Blackburn

STATE OF TENNESSEE -
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Leon Blackburn, Jr.** and wife **Marina D. Blackburn** the bargainor(s) 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 Brentwood, Tennessee, this 26th day of August, 2004.

Commission Expires:_____

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned , a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon **his/her/their** oath(s) acknowledged **himself/herself/themselves** to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that **he/she/they** as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 26th day of August, 2004.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 26th day of August, 2004.

My commission expires:_____ _____

Notary Public