K 2450

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $15,750.00- - - - - - - - - - - - - - - - - - -
THIRTEEN THOUSAND SEVEN HUNDRED & FIFTY & NO/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Homer E. Chance and wife, Margaret I. Chance, the receipt of which is hereby acknowledged, we, James W. Blair and wife, Betty E. Blair, - - -

have bargained and sold, and by these presents do transfer and convey unto the said HOMER E. CHANCE AND WIFE, MARGARET I. CHANCE, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 6 and 7 on the Map of Blair Heights, Section IV, as of record in Book 2881, page 60, Register's Office for said County, and described as follows:

BEGINNING at a point in the west margin of Donna Drive, at the corner of Lots 7 and 8; thence with the line between said lots, westwardly 285.77 feet to a point; thence northwardly 322.75 feet to the south margin of Linda Lane; thence with the margin of the same, eastwardly 215.99 feet to the beginning of a curve; thence around said curve, southeastwardly 45.06 feet to the west margin of Donna Drive; thence with the margin of the same, southwardly 262.51 feet to the beginning.

Being part of the property conveyed to James W. Blair and wife, Betty E. Blair, by deed from First American National Bank, Agent, of record in Book 2297, page 265, said Register's Office.

(Taxes for the current year have been prorated and will be paid by Grantors.)

Said property is conveyed subject to restrictive covenants and easements of record in Book 2447, page 291, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Homer E. Chance and wife, Margaret I. Chance, their heirs and assigns, forever.

And we do covenant with the said Homer E. Chance and wife, Margaret I. Chance, that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, excepting easements and restrictive covenants of record.

And we, James W. Blair and wife, Betty E. Blair, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Homer E. Chance and wife, Margaret I. Chance, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of August, 1955.

James W Blair

Betty E Blair

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County, the within named James W. Blair and wife, Betty E. Blair,

the bargainer with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 31st day of August, 1955

Commission expires April 26, 1959

W. H. Landis
Notary Public

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