K 3531

For and in consideration of the sum of $ Ten & 00/100 ---------- 10.00 DOLLARS

cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, therefore,

we, James W. Blair et ux, Betty E. Blair

have bargained and sold, and by these presents do transfer and convey unto the said Gerald H. Nelson and Martha Lorine Tucker

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Lot No. 7 on the plan of Candace Heights Subdivision, as of record in Book 2330, page 78, Register's Office for said County and State.

Said Lot no. 7 fronts 108.3 feet on Berwick Trail; the easterly line of said lot extends back for 410 feet, more or less. to a point in the bank of the Cumberland River; the westerly line extends back to a point in the bank of the Cumberland River for a distance of 391 feet more or less, to a line in the rear of said lot, measuring 157 feet, more or less, theron, same being the rear line of said lot.

Being a part of the same property as conveyed to the Grantors, by deed, from David F. Johnson et ux, Ester Johnson, as of record in Book 2393, page 527, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gerald H. Nelson and Martha Lorine Tucker their heirs and assigns, forever.

And we do covenant with the said Gerald H. Nelson and Martha Lorine Tucker 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.

And we, James W. Blair et ux, 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 Gerald H. Nelson and Martha Lorine Tucker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of Oct- , 1962

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Homer E. Chance, a Notary Public in and for said County and State, the within named James W. Blair and Betty E. Blair

the bargainor, 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 25 day of Oct-, 1962

Commission expires Oct- 28-64

Homer E. Chance
Notary Public

Warranty Deed

From 65162

James W. Blair et ux

To

Betty E. Blair

Gerald H. Nelson and

Martha Lorine Tucker

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of Nov A.D. 1962 at 2 o'clock P.M.
Noted in Book 1 of Page 543
Recorded in Book
Recording Fee $2.00
Register

Furnished by MADISON TITLE COMPANY

G 543