WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Key et ux.	James F. Key	16D-A-3605
(NAME:)	(NAME:)	Map 117-12
1510 Clairmont Place	1510 Clairmont Place	Par. 105
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty Three Thousand Five Hundred and no/100 ($23,500.00) *DOLLARS*

cash in hand paid by James F. Key and wife, Rosajudson Key, the receipt of which is hereby acknowledged,

We, James F. Blair and wife, Flora B. Blair,

have bargained and sold, and by these presents do transfer and convey unto the said James F. Key and wife, Rosajudson Key, their

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

Being lot No. 12 of Block "B" on the Plan of Clairmont Subdivision, as of record in book 974, page 8, Register's Office for said County.
Said lot No. 12 fronts 140 feet on the northerly side of Clairmont Place and runs back 192.8 feet on the westerly line and 196.7 feet on the easterly line to a dead line and measures 138.80 feet on said dead line.
Being the same real property conveyed to James F. Blair and wife, Flora B. Blair, by deed from Clay W. Huddleston and wife, of record in book 2296, page 261, said Register's Office.

This conveyance is made subject to easement for public utilities across the westerly and northerly parts of premises, 40-foot building setback line and conditions of owners certificate, as shown on plan of record in book 974, page 8, Register's Office for said County; and easement reserved four feet in width along the west line and across the north or rear line of premises for the purposes of sewerage, water mains, or other utility purposes, as set out in deed from Fannie Lee Noel Turner, et al, to Sara C. Hall, of record in book 1023, page 344, Register's Office for said County.

This Instrument Was Prepared By
Phillips Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( ) This is improved (X) property, known as 1510 Clairmont Place, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James F. Key and wife, Rosajudson Key, their *heirs and assigns, forever.*

And we *do covenant with the said* James F. Key and wife, Rosajudson Key, *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,* except taxes for the year 1965 which are prorated and assumed by the grantees.

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* James F. Key and wife, Rosajudson Key, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Key

Rosajudson Key

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory When Received.

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Boone

Personally appeared before me, Maude Killion, a Notary Public in and for said County and State, the within named James F. Blair and wife, Flora B. 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 Baboumville, Kentucky, this 30th day of July, 19 65.

Maude Killion, Notary Public.

Commission Expires June 12, 1966.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

James F. Blair et ux.

TO

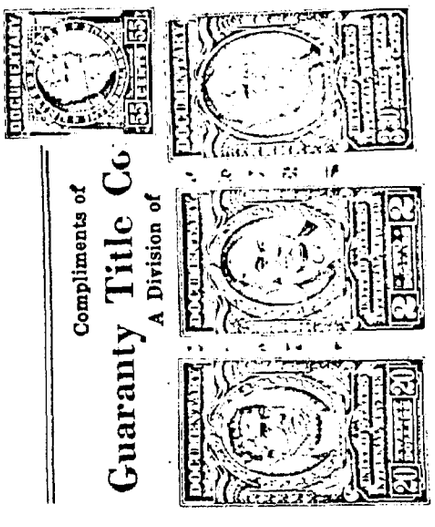
James F. Key et ux.

91197

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 2 11 06 AM '65

NOTED BOOK 119 PAGE 157
RECORDING FEE $ 2.00
DEP. REG. C



Compliments of
Guaranty Title Co.
A Division of

STATE TAX $ 3.25
PROBATE .50
TOTAL $ 3.75

AUG 2 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 2 - 1965