Send to 4 Abatement to : Jeff T. Blackwell : Owner
Albert Tolbert Jr. Ingram Rd.
White Creek,
Tenn.

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Prepared by BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE 3, TENNESSEE

MAP. 32
PAR. 2
10D. 15935
MS

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand and other good and valuable considerations, to me paid by Jeff T. Blackwell and wife, June C. Blackwell, and Albert Tolbert, Jr. and wife, Barbara Ellen Tolbert, hereinafter called Grantees, and for the further consideration that I may continue to live in and occupy the hereinafter described property for a period of one year from the date of this deed, without payment of rent, I, William DuRard, unmarried, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey to said Jeff T. Blackwell and wife, June C. Blackwell, their heirs and assigns, an one-half undivided interest, and to Albert Tolbert, Jr., and wife, Barbara Ellen Tolbert, their heirs and ~~assigns,~~ an one-half undivided interest, in and to the two tracts of land in the Tenth Civil District of DavidsonCounty, Tennessee, described as follows; to wit:

Tract No. 1: Beginning at a beech tree in Isaac Newlin's north boundary line and running south 78 poles to an elm, thence south 43 1/2° east 30 poles to a stone near a branch; thence south 67° east 40 poles to a stake in the field. Thence north 37° east 9 poles to 3 bushes supposed to be in the Hays' boundary line; thence north with Hays' west boundary line 112 poles to a stake, 4 poles north of Hays' northwest corner; thence west 180 poles to the beginning, and containing 125 acres, more or less.

Tract No. 2: Being situated adjoining theabove tract of 125 acres and bounded as follows:

On the north by the lands of Avril and on the south by the lands of McClelland and on the east by the lands of Cantrell, and on the west by the lands of Hackney, containing 10 acres, more or less.

Included in the foregoing described two tracts of lands but expressly excluded from the conveyance herein made are two tracts of lands previously conveyed to R. B. Ingram and wife, as follows:

Tract No. 1: Property conveyed to Gus Cantrell by deed of record in book 596, page 599, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a stone, the southeast corner of the tract herein described, running with Bethel Mason's line south 28 1/2° west 200 feet to a stone corner; thence with the south line of the original tract north 87° west 823 feet to a stake; thence north 7 1/2° east 395 feet to a stake, and stone pile; thence with the south line of a 25 1/4

acre tract north 65° east 964 feet to a stake in Cantrell's west line; thence with said line south 3-3/4° west 686 feet to the point of beginning, and containing 12 acres more or less.

Tract No. 2: Property conveyed to Hall Jennings by deed of record in book 596, page 600, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a beech tree in the northeast corner of Tract No. 2, mentioned in the deed from R. J. Aita to R. B. Ingram, running thence north 82 1/2° west 558 feet to a beech tree in a hollow; thence south 35-3/4° 494 feet to a small elm tree on a ridge; thence south 2° west 1017 feet to a stake on a ridge; thence south 62-1/2° east 280 feet to a stake and a stone pile and pointers; the northwest corner of a 12 acre tract; thence with the north line of said tract north 65° east 964 feet to a stake in Jack Cantrell's west line; thence with said line north 3-3/4° east 970 feet to the point of beginning, and containing 25-1/4 acres, more or less.

Being the same real property conveyed to William Durard by deed from R. B. Ingram and wife, dated January 31, 1953, filed February 16, 1953, and recorded in book 2135, page 319, said Register's Office.

1964 Metropolitan Nashville and Davidson County taxes have been prorated as of the date of this deed and are assumed and will be paid by Grantees.

If the Grantor should continue to occupy the property herein conveyed for a period in excess of one year from the date of this deed, he will pay rent at the rate of Three Hundred ($300.00) Dollars per annum for such additional period.

TO HAVE AND TO HOLD the said tracts of land with the appurtenances, estate, title and interest thereto belonging to the said Jeff T. Blackwell and wife, June C. Blackwell, their heirs and assigns, an one-half undivided interest therein, and to Albert Tolbert, Jr. and wife, Barbara Ellen Tolbert, their heirs and assigns, an one-half undivided interest therein, in fee simple forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for 1964 Metropolitan Nashville and DavidsonCounty taxes.

And I, the said William DuRard, Grantor, do further covenant and bind myself, my 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.

Witness my hand this 31 day of July, 1964.

William DuRard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named William DuRard, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1964.

Betty Poage
Notary Public

BETTY POAGE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My comm. expires:
October 25, 1967.



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WARRANTY DEED

WILLIAM DuRARD

to

JEFF T. BLACKWELL,
et ux, JUNE C.
BLACKWELL,

and

ALBERT TOLBERT, JR.,
et ux, BARBARA ELLEN
TOLBERT

STATE TAX $ 15.00
PROBATE .50
TOTAL $ 15.50

SEP 14 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 14 1965

97462

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 14 12 56 PM '65

RECORDING FEE $ 2.00
DEP. REG. 2m

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