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DOCUMENTARY

Prepared By:
EARL McNabb, Atty
213-3rd Av No.
Nashville TENN.

BOOK 1158 PAGE 380

WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Blair (NAME:)	Karene W. Blair (NAME:)	3D 43350
1137 Greenland (STREET ADDRESS OR ROUTE NUMBER)	1137 Greenland Ave. (STREET ADDRESS)	Pcl 34
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Map 61

For and in Consideration of the sum of --Five Thousand ($5000.00)----------
----------00/100 DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and the release and discharge of an alimony judgment against the seller Robert K. Blair in the amount of $10,000.00 of record in Minute Book 53C, Page 1122, Fourth Circuit Court of Davidson County, Tennessee.

STATE TAX $ 7.50
PROBATE .50
TOTAL $ 8.00

AUG 3 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 3 -1967

I, Robert K. Blair have bargained and sold, and by these presents do transfer and convey unto the said Karene W. Blair all my right, title and interest in and to her 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 lying and being in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee in what is known as Pennington's or Mc Spadden's Bend of Cumberland River, being the western part of J. F. Clees' farm, bounded and described as follows:

Beginning at a stone, the northwest corner of the old J. F. Clees Tract; thence south 82 1/2° east 663.47 feet to a stone, Rudie's northwest corner; thence with his line, south 6 1/4° west 3044.25 feet to a stone in the County Road which leads to the ferry; thence with the said road, north 87 1/4° west 665 feet to a stake in said road; thence leaving said road, north 6 1/4° east, passing a stone at the north east corner of a tract of 14.33 acres belonging to A. J. Linx and continuing with his east boundary line of another tract, in all 3099 feet to the beginning, containing 46.79 acres, according to a survey made by Erle Drake, County Surveyor on January 17, 1929.

There is included, but excluded from the above described property two tracts of land conveyed to Saidee Cheeseman Ridge by two deeds from Betty Sue Storey, of record in book 1404, page 386 and book 1639, page 639, Register's Office for said County, respectively, described as follows:

First Tract: A tract of land in the 3rd formerly the 2nd Civil District of said County in what is known as Pennington's or McSpadden's Bend of Cumberland River, being a part of the J. F. Clees Farm, and described according to a copy of a survey thereof made June 13, 1946, by Pete Meyer, Surveyor, as follows:

Said land is located about 5 1/2 miles from the City of Nashville and about 1/2 mile from the Cumberland River Ferry, the beginning corner of which is described as follows: Beginning at a point in the center line of the McGavock Pike, the south-east corner of the property of A. J. Linx and the southwest corner of the Betty Sue Storey property or 46.79 acre tract; thence with the center line of McGavock Pike,

north 88° 30' east 544 feet to a railroad spike driven in the center line of said road; this being the beginning corner of this tract; thence with the center line of said road north 88° east 121 feet to another railroad spike in the center of said road which is the southwest corner of the Rudie property, thence with Rudie's West line, north 6° east 802feet to an 18-inch sycamore tree in a fence line; thence south 89° 30' west 254 feet to an iron pin at a gate post; thence south 7° 30' east 261 feet to another iron pin; thence south 11° 30' east 142 feet to an iron pin which is 6 feet from a telephone pole; thence south 3° west 400.5 feet to the beginning, containing 3.15 acres.

Second Tract: A tract of land in the 3rd, formerly the 2nd Civil District of said County, in what is known as Pennington or McSpadden's Bend of Cumberland River, being a part of the J. F. Clees Farm, described according to a copy of a survey thereof made September 16, 1946, by Norris H. Hickerson Surveyor, as follows: Beginning at an 18 inch sycamore tree in Rudy and Storey line, 802 feet from railroad spike in center of McGavock Pike, the common corner of Storey and Rudy property; thence north 6° east 53 feet to iron pin; thence south 89° 30' east 262.4 feet to iron pin; thence south 2° 15' east 53 feet to iron pin; thence S 89° 30' west 254 feet to the point of beginning, containing 0.31 acres, more or less.

Being the same property conveyed to Jesse B. Wills and wife, Bertie Mai Wills and Robert K. Blair and wife, Karene W. Blair by deed from Betty Sue Storey of record in Book 1734, page 162, REgister's Office for Davidson County, Tennessee and the said Jesse B. Wills having since died and Robert K. Blair and Karene W. Blair having been since divorced.

This is unimproved ( ) improved (X) property, known as Pennington Bd Rd, Nashville, TENN.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karene W. Blair her heirs and assigns, forever.

And I do covenant with the said Karene W. Blair 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 1967 taxes which purchaser assumes.

And I, Robert K. Blair do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Larene W. Blair her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of ~~July~~ August, 1967

Robert K. Blair

STATE OF TENNESSEE
Davidson County.

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

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 3rd day of ~~July~~ August, 1967

Winifred Ferguson, Notary Public

Commission Expires April 28, 1969

82529

STATE OF
County of

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENNESSEE

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

AUG 3 2 46 PM '67

RECORDED IN BOOK 117 PAGE 58
RECORDING FEE $ 1.50
DEP. REG.

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / 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 office at on this the

day of , 19.

My commission expires

Notary Public