THIS INSTRUMENT PREPARED BY
DENNIS WRIGHT
ATTORNEY-AT-LAW
113 OLD HICKORY BLVD.
MADISON, TENNESSEE

New Owners & Send Tax Notices to: Audrey F. Downey et al.
Address: Nesbitt Dr
(This form furnished courtesy of MADISON TITLE

BOOK 4160 PAGE 543

WARRANTY DEED

For and in consideration of the sum of $10.00 - TEN AND NO/100---------- DOLLARS cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Map. 42-1
Par. 36 pt

We, JAMES W. BLAIR AND WIFE, BETTY E. BLAIR, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto the said AUDREY F. DOWNEY AND AUDREY L. DOWNEY, herein called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Ozark Hills, as of record in Book 3700, page 20, Register's Office for said County, described as follows:
Beginning at a concrete monument in the westerly margin of Nesbitt Court, said monument being located at a common corner of Lots Nos. 59 and 60; thence with the line between said two lots, westerly, 192.7 feet to a point; thence North 4° 06' 20" East, 249.94 feet to the southerly margin of Nesbitt Drive; thence with the southerly margin of said Drive, 160.05 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; thence around said curve, in a southerly direction, 40.20 feet to a concrete monument in the westerly margin of Nesbitt Court; thence with the westerly margin of Nesbitt Court, in a southerly direction 182.87 feet to a concrete monument, the point of beginning.
Being part of the same property conveyed to James W. Blair and wife, Betty E. Blair, by deed from Dan G. Vaughan and wife, Laura Bell Vaughan of record in Book 3767, page 596; as corrected by deed of correction of record in Book 3847, page 904; by deed from Benjamin S. Curtis and wife, Agnes O'Conner Curtis, of record in Book 3767, page 614; and by deed from Ernest M. Hunt et al., of record in Book 3767, page592; all in 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 grantees, their heirs and assigns, forever.

And we do covenant with the said grantees 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, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of August, 19 67

Betty E Blair James W Blair

STATE TAX $ 6.75
PROBATE 50
TOTAL $ 7.25

STATE OF TENNESSEE
DAVIDSON COUNTY

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

AUG 10 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainor S, 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 3rd day of August, 19 67

Commission expires COMMISSION EXPIRES May 19-1969

Mrs. E. D. Martin
Notary Public

STATE OF TENNESSEE }
DAVIDSON COUNTY }

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..... ....., Tennessee, this.....day of....., 19.....

Commission expires..... .....
Notary Public

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

Warranty Deed

FROM

JAMES W. BLAIR ET UX

To

AUDREY F. DOWNEY ET AL.

1 Ward 2-C
Mail Veterans Affairs

83511

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 10 2 25 PM '67

NOTE BOOK 117 PAGE 203

RECORDING FEE $ 3.00

DEP. REG. 3

Furnished by
MADISON TITLE COMPANY
MADISON, TENN.

Representing
SOUTHERN TITLE INSURANCE COMPANY
and
THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA