(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4294 PAGE 484

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Crook et ux	William E. Crook et ux	11 D 42439
(NAME) 3440 Hillcrest Dr.	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

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~~ WILLIAM E. CROOK AND WIFE, MARY JEAN CROOK, 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. 39 on the Plan of Ozark Hills, as of record in Book 3700, page 20, Register's Office for said County.

Said Lot No. 39 fronts 165.00 feet on the westerly side of Sylvania Drive and extends back 233 feet on the northerly line and 193.45 feet on the southerly line to a line in the rear on which it measures 191.65 feet.

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, page 592; all in said Register's Office.

unimproved (X) This is improved ( ) property, known as 807 (House Number) Sylvania Drive (Street), Madison (P. O. Address:), Tennessee (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 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 land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *day of* November, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Blair
(James W. Blair)

Betty E. Blair
(Betty E. Blair)

BOOK 4294 PAGE 485

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

the within named 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 22nd day of November, 19 68.

Mrs. E. D. Martin
Notary Public

COMMISSION EXPIRES
Commission expires May 19-1969

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.....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $4750.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James W Blair
Affiant

Subscribed and sworn to before me this the 22 day of Nov 1968

Mrs. E. D. Martin
Notary Public

Commission Expires:
COMMISSION EXPIRES
May 19-1969

DEC 16 68	CONV	*4,750.00			
DEC 16 68	S'TAX		A*	12.22	
DEC 16 68	PR'FEE		A*	.50	
DEC 16 68	W'DEED		A*	3.00	* 15.72

WARRANTY DEED

FROM
JAMES W. BLAIR ET UX

TO
WILLIAM E. CROOK ET UX

A 24176

IDENTIF. REFERENCE

DEC 16 2 06 PM '68
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

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