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

BOOK 4318 PAGE 996

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Waterston	(same)	11D41872
(NAME:) 3931 Pheasant Drive	(NAME:)	
(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~~ CHARLES A. WATERSTON AND WIFE, HENRIETTA F. WATERSTON, 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. 19 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 point in the northerly margin of Nesbitt Drive, common corner of Lots Nos. 18 and 19; thence with the line between said two ~~lots~~, northwardly 181.1 feet to a point, common corner of Lots Nos. 18, 19 and 20; thence with the line between said Lots Nos. 19 and 20, eastwardly 181.5 feet to a point in the westerly margin of Fonnic Drive; thence with said margin, southwardly 210 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, southwestwardly 39.27 feet to a point in the northerly margin of Nesbitt Drive; thence with said Nesbitt Drive, westwardly 178.45 feet to the 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, page 592; all in said Register's Office.

This conveyance is made subject to restrictive covenants, setback lines, and easements as shown of record.

This is unimproved (X) improved ( ) property, known as 801 Fonnic Drive, (House Number) (Street) Madison, Tennessee (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 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,* except as stated herein.

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 hands *this* 3rd *day of* March, *19* 69, *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)

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 5th day of March, 19 69.

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 5th day of March 69

Mrs. E.D. Martin
Notary Public

Commission Expires:
COMMISSION EXPIRES
May 19-1969

MAR 21 69	CONV	*4,750.00			
MAR 21 69	S'TAX		B*	12.22	
MAR 21 69	PR'FEE		B*	.50	
MAR 21 69	W'DEED		B*	3.00	* 15.72

WARRANTY DEED

FROM
JAMES W. BLAIR ET UX

TO
CHARLES A. WATERSTON ET UX

A 34449

IDENTIF. REFERENCE

MAR 21 12 35 PM '69

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