THIS INSTRUMENT WAS PREPARED BY
OLD HICKORY EMPLOYEES CREDIT UNION
OLD HICKORY, TENNESSEE 37138

WARRANTY DEED

BOOK 4324 PAGE 270

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald J. Blanchette (NAME)	Same (NAME)	Map. 44-5
801 BRYAN STREET (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Par. 152
Old Hickory, Tenn. 37138 (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and no/100 dollars

--------$10.00-------- *DOLLARS*

APR-9⁸	CONV	10,000.00			
APR-9⁸ S'TAX			A*	26.00	
APR-9⁸ PR'FEE			A*	.50	
APR-9⁸	W'DEED		A*	4.50	* 31.00

Cash in hand paid by Ronald J. Blanchette the receipt pf which is hereby acknowledged and for other good and valuable considerations, we,

William R. Shipman and wife Martha T. Shipman

have bargained and sold, and by these presents do transfer and convey unto

the said Ronald J. Blanchette, Unmarried, His *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 parts of lots #30, 31, and 32 on the Map of Rayon City, not of record, and part of Lot #45 on the Plan of Hadley Subdivision, as of record in Book 547, page 125, Register's Office for said County, described according to a copy of a survey thereof made September 25, 1936 by John Wilkes, Civil Engineer, as follows:

BEGINNING at a point in the southwesterly margin of Newell Avenue, the northeast corner of the property conveyed to Mrs. Mattie Boyd, et al, by deed from Mrs. W. H. Young, of record in Book 999m page ;86, said Register's Office, said point also being 20 feet northwest of the northwest corner of lot #45 in Hadley Subdivision above referred to, as measured along the southwesterly margin of Newell Avenue; thence with the margin of said Avenue North 37 deg. 10' west 50 feet to a point; the southeast corner of the lot conveyed to C. C. Edwards by deed from W. H. Young and wife, of record in Book 929, page 143, said Register's Office; thence with Edward's line, southwesterly 128 feet; thence southeasterly 102 feet to a point in the north margin of Old Hickory Boulevard, or Bridgeway Avenue, as now located; thence with the margin of said Blvd. easterly 75½ feet to a point; thence northerly 57½ feet to a point, the northwest corner of the lot conveyed to Mrs. Mattie Boyd, et al, above referred to; thence with Mrs. Boyd's northerly line easterly 48 feet to the point of beginning.

Said property is sold subject to easements and restrictive convenants of record in Book 929, page 139; book 910, page 797; book 1129, page 521; book 521; book 974, page 69; Register's Office for said County.

Being the same property conveyed to William R. Shipman and wife, Martha T. Shipman by deed from Isolene P. Harlan, as of record in Book2881, page 305 said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 31st day of MARCH 1969

Ronald J. Blanchette
Affiant

My commission expires: 1-28-70
(Affix Seal)

D. J. Brewer
Notary Public

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A 36670

IDENTIF. REFERENCE

APR 9 1 25 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 103 Newell Avenue, Old Hickory, Tenn. 37138
(House Number) (Street) 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 Ronald J. Blanchette, Unmarried *HIS heirs and assigns, forever.*

And we *do covenant with the said* Ronald J. Blanchette *that* We *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, William R. Shipman and wife Martha T. Shipman *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ronald J. Blanchette *and his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *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.*

William R. Shipman

Martha T. Shipman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. J. Brewer, *a Notary Public in and for said County and State, the within named* William R. Shipman and wife Martha T. Shipman

the bargainor....., 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 Old Hickory, *Tennessee, this* 31st *day of* March, *19* 69.

D. J. Brewer, *Notary Public.*

Commission Expires 1-28-70

STATE OF .....
COUNTY OF .....

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....., *this.....*
day of....., *1* .....

....., *Notary Public.*

Commission Expires.....

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 pur[illegible] 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.....