(This instrument was prepared by JAMES A. LESEMANN, ATTORNEY AT LAW, 320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4385 PAGE 700

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale M. Garrett	(same)	11 D 42417
(NAME) 3225 Spears Rd.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nash, TENN. 37207.	(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~~ DALE M. GARRETT AND WIFE, E. MARIE GARRETT,

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. 14 on the Plan of Ozark Hills, as of record in Book 3700, page 20, as corrected in Book 3959, page 626, Register's Office for said County.

Said Lot No. 14 fronts 155 feet on the easterly side of Curtis Drive, and extends back 348.0 feet on the northerly line and 211.0 feet on the southerly line, to a line in the rear on which it measures 191.4 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 the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3920, page 37; setback line and easements as shown on Plan of record in Book 3700, page 20, as corrected in Book 3959, page 626; all in said Register's Office.

This is unimproved (X) improved ( ) property, known as Curtis Drive, Madison, Tennessee
(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 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 *hand* s *this* 5th *day of* December, *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)

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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 bargainors, 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 December, 19 69.

Mrs. E. D. Martin Notary Public

Commission expires May 21, 1973

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 $4,500.00, which consideration is equal 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 Dec 19 69

Mrs. E. D. Martin
Notary Public

Commission Expires:
May 21, 1973

DEC 11 69	CONV	*4,500.00				
DEC 11 69	S'TAX		A*	11.70		
DEC 11 69	PR'FEE		A*	.50		
DEC 11 69	W'DEED		A*	3.00	*	15.20

WARRANTY DEED

FROM

JAMES W. BLAIR ET UX

TO

DALE M. GARRETT ET UX

A 6 3 1 7 7

IDENTIF. REFERENCE

DEC 11 9 43 AM '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