(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4410 PAGE 532

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard R. Peterson et ux	(same)	11D 41878
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(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~~ HOWARD R. PETERSON AND WIFE, TERESA A. PETERSON, 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. 34 on the Plan of Ozark Hills, as of record in Book 3700, page 20, and corrected in Book 3959, page 626, Register's Office for said County.

Said Lot No. 34 fronts 136.00 feet on the easterly side of Fonnic Drive, and extends back 348.65 feet on the northerly line and 307.80 feet on the southerly line, to a line in the rear on which it measures 124.38 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.

This conveyance made subject to restrictions in Book 3920, page 37; setback line and easements of record in Book 3700, page 20, and Book 3959, page 626; said Register's Office.

This is unimproved (X) This is improved ( ) property, known as 812 Fonnic Drive, Madison, Tennessee 37115. (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.*

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* 25th *day of* March, *19* 70, *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 }

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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 31st day of March, 19 70.

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 $ 4,250.00 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 25th day of March, 19 70

Mrs. E. D. Martin
Notary Public

Commission Expires:
May 21, 1973

A74297

IDENTIF. REFERENCE

APR 14 11 45 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14 70 CONV $4,500.00
APR 14 70 S.TAX 11.70
APR 14 70 PR.FEE .50
APR 14 70 RDEED 3.00 * 15.20

WARRANTY DEED
FROM
JAMES W. BLAIR ET UX
TO
HOWARD R. PETERSON ET UX

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