Deed prepared: Rogers Real Estate Co., 1520 Watson Blvd., Warner Robins, Ga.

BOOK 4456 PAGE 31

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Field Book 104 D-35345

SEND TAX NOTICES TO: Mrs. Mary E. Blanchette

ADDRESS: 801 Bryan St. Old Hickory Tennessee 37138

For and in Consideration of the sum of $ 3000.00

Three Thousand and No/100 ---------- DOLLARS

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 $ 3000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Pearl B Rogers
Affiant

Subscribed and sworn to before me this the 28th day of Oct. 1970

James H. Hill
Notary Public

Commission Expires 5/7/74

New owner:
Jean Blanchette
801 Bryan St.
Old Hickory, Tenn.

I/We , **Pearl B. Rogers, a widow, the grantee,** have bargained and sold, and by these presents do transfer and convey unto the said Mary E. Blanchette **et vir, Jean Blanchette, and their** ~~xxx~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: being part of Lot # 45 on the Plan of Hadley Subdivision, as of record in Book 547, page 125, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Newell Avenue, the northeast corner of the property conveyed to W.M. Boyd, by deed from Mrs. W.H. Young, of record in Book 999, page 86, Register's Office for Davidson County, Tennessee, and the southeast corner of the property conveyed to William R. Shipman and wife, by deed from Isolene P. Harlan of record in Book 2881, page 305, said Register's Office; thence with Shipman's southerly line westwardly 48 ft more or less, feet to a point; the northwest corner of the property conveyed to W. M. Boyd, Supra; thence continueing with Shipman's line southwardly 58½ ft more or less, feet to a point in the North margin of Old Hickory Boulevard, formerly Bridgeway Avenue; thence with said margin of said Avenue eastwardly 67 feet more or less, to th northwest corner of said Boulevard and Newell Avenue; thence with the southwest margin of Newell Avenue northwestwardly 70 feet, to the point of the beginning.

Being part of the same property conveyed to W. M. Boyd, by deed from C.M. Hovey, et ux, of record in Book 734, page 73, and by deed from Mrs. W. H. Young, of record in Book 999, page 86, said Register's Office and being the same property devised to Mrs. Pearl Rogers, by will of W. M. Boyd, of record in Will Book, 56, page 103, County Court Clerk Office for Davidson County, Tennessee, and being also the same property conveyed to Pearl B. Rogers, by deed from Robert Oliver Rogers, et als, of record in Book 2333, page 445, Register's Office for said County.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pearl B. Rogers

her heirs and assigns, forever.

And I/we do covenant with the said Mary E. Blanchette et vir, Jean Blanchette that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the grantor do further covenant and bind Myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary E. Blanchette et vir, Jean, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21 day of August, 1970

Witness:

x Mrs Pearl B. Rogers

STATE OF TENNESSEE
_____County.

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 _____, Tennessee, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF Georgia
County of Houston

Personally appeared before me, Jessica M. Rogers, Notary Public in and for said County and State, the within named Pearl B. Rogers

✓

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Warner Robins Georgia this 21 day of August, 1970.

Jessica Rogers
Notary Public
Houston County

Commission Expires March 19, 1973

STATE OF TENNESSEE
_____County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

OCT 30 70	CONV	*3,000.00				
OCT 30 70	S'TAX		A*	7.80		
OCT 30 70	PR'FEE		A*	.50		
OCT 30 70	W'DEED		A*	6.00	*	14.30

MAIL to - MARY BLANCHETTE - 801 BRYAN ST - OLD HICKORY, TENN.

WARRANTY DEED

FROM

Pearl B. Rogers, a widow

TO

Mary E. Blanchette et vir, Jean Blanchette

Madison Title Company
MADISON, TENNESSEE

A 94838

IDENTIF. REFERENCE

OCT 30 2 15 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.