WARRANTY DEED

BOOK 4847 PAGE 409

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Adair, Jr., et al (NAME:)	Same (NAME:)	Map 131-8
4312 Scenic Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 91
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

For and in Consideration of the sum of - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - -

- TEN AND NO/100 - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged,

AUG28⁷⁴ CONV 44,000.00
AUG28⁷⁴ S'TAX A* 114.40
AUG28⁷⁴ PR'FEE A* .50
AUG28⁷⁴ W'DEED A* 8.00 * 122.90

We, Warren M. Larson and wife, Willie J. Larson,

have bargained and sold, and by these presents do transfer and convey unto the said Charles G. Adair, Jr. and Charles G. Adair, Sr., and wife, Mildred W. Adair, 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. 45 on the Map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for said County, and more fully described as follows:

Beginning at a point in the easterly margin of Scenic Drive at the corner of lots Nos. 45 and 46; thence with the margin of said Drive, southerly 66 feet to a concrete monument at the beginning of a curve at the intersection of said Drive and Glendale Lane; thence around said curve, southerly 54.2 feet to a point in the northeasterly margin of Glendale Lane, the common corner of lots Nos. 44 and 45, said point being 9 feet northwesterly from a concrete monument set in the margin of said Lane; thence easterly with the line between lots Nos. 44 and 45, 275 feet to a point in the west line of lot No 39; thence with the west line of lot No. 39 and lot No. 38, northerly 51.4 feet to a point, the common corner of lots Nos. 45 and 46; thence with the line between said lots, westerly 258 feet to the point of beginning, in the easterly margin of Scenic Drive.

Being the same property conveyed to Warren M. Larson and wife, Willie J. Larson, by deed from Ira T. Adams and wife, of record in Book 3538, page 178, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utility purposes along rear line of premises, and building setback line, as shown on plan of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to by me, this the 28th day of August, 19 74.

Charles G. Adair, Jr.
Affiant

My commission expires: October 28, 1974

(Affix Seal)

Notary Public

I. C. TAX
TENNESSEE

unimproved ( )
This is improved ( ) property, known as ..... (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 Charles G. Adair, Jr., and Charles G. Adair, Sr., and wife, Mildred W. Adair, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles G. Adair, Jr., and Charles G. Adair, Sr. and wife, Mildred W. Adair *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 for the 1974 taxes, which have been pro-rated and assumed by the grantee herein.

And we, Warren M. Larson and wife, Willie J. Larson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles G. Adair, Jr., his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* August, *19* 74.

x Warren M. Larson
Warren M. Larson

x Willie J. Larson
Willie J. Larson

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STATE OF MICHIGAN
~~STATE OF TENNESSEE~~ (CORRECTED)
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, WARREN M. LARSEN, *a Notary Public in and for said County and State, the within named*

Warren M. Larson

the bargainors, with whom I am personally acquainted, and who acknowledged that he ~~XXXXX~~ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Flint, Michigan, ~~Tennessee~~ *this* 10 *day of* August, *1974.*

BAKER A. HUMES
Notary Public, Genesee County, Mich.
My Commission Expires Nov. 16, 1975

Baker A. Humes, *Notary Public.*

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. C. Simpkins, *a Notary Public in and for said County and State, the within named*

Willie J. Larson

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

Witness my hand and official seal at Nashville, Tennessee, *this* 14th *day of* August, *19* 74.

L. C. Simpkins, *Notary Public.*

Commission Expires October 28, 1974.

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.....

WARRANTY DEED

FROM

Warren M. Larson et ux

TO

Charles G. Adair, Jr.

Mail to: Union Trust Company
P. O. Box 40157
2700 Franklin Road
Nashville, Tenn. 37204

C 6 8 9 6 3

IDENTIF. REFERENCE

AUG 28 8 28 AM '74

FELIX Z. HUSKEY REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE