BOOK 4847 PAGE 415

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 19 74

Notary Public

MY COMMISSION EXPIRES: 10-31-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robertson, Stinnett & Coss, Attys., P.C., Ashland City, Tennessee 37015

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry James Blazek, Jr. (NAME)	The Lomas & Nettleton Company (NAME)	Map 84-1
1205 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 121
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Powell and wife, Sybil J. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry James Blazek, Jr., an unmarried man,

HEREINAFTER 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:

BEING Lot No. 4 on the Plan of Rose Estates, Section I, as of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee.

Said lot fronts 81.5 feet on the easterly side of Rosebank Avenue and runs back 148.26 feet on the northerly line and 99.47 feet on the southerly line, to a dead line in the rear, on which it measures 94.98 feet.

BEING the same property conveyed to James A. Powell and wife, Sybil J. Powell, by deed from Claude E. Bennett and wife, Mary C. Bennett, of record in Book 4117, page 772, Register's Office for Davidson County, Tennessee.

As a part of the consideration for this conveyance, grantor assumes and agrees to pay the remaining balance in the amount of $12,295.90 on a certain note described in and secured by deed of trust of record in Book 3824, page 963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3676, page 361, and in Book 3707, page 356, said Register's Office.

Grantor assumes and agrees to pay 1974 taxes, which have been prorated.

This is unimproved ( ) improved ( ) property, known as 1205 Rosebank Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of August, 19 74

James A. Powell and Sybil J. Powell

STATE OF TENNESSEE
Davidson County
Cheatham

BOOK 4847 PAGE 416

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Powell and wife, Sybil J. Powell

the 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 Ashland City, Tennessee, this 27th day of August, 19 74

Commission expires 10-31-76

James H. Stennett Jr.
Notary Public

STATE OF TENNESSEE
Davidson 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) as such _____ and (they) _____, 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

WARRANTY DEED

FROM
JAMES A. POWELL et ux

TO
HARRY JAMES BLAZEK, JR.,
an unmarried man

C 6 8 9 7 0

IDENTIF. REFERENCE

Aug 28 9 08 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 28 74	CONV	33,000.00				
AUG 28 74	S'TAX		A*	85.80		
AUG 28 74	PR'FEE		A*	.50		
AUG 28 74	W'DEED		A*	4.00	*	90.30