THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 1870 PAGE 367

WARRANTY DEED

REAU E. FOLK, JR. FORM

TAX PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-71	Jerry Blair, et al 6010 Charlotte Ave. Nashville, Tenn. 37209	Lomas & Nettleton Company 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S) 9D-57605	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 252 New Sawyer Brown Rd.	LOAN OR ACCOUNT NO. 15-41-85935 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated May 14, 1971, in the original principal sum of $18,000.00 payable to Murphree Mortgage Company, now Lomas & Nettleton Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Larry B. Daniels and wife to J. Robert Cannon, Trustee, as of record in Book 4502, page 373,

LARRY B. DANIELS and wife, CLARA LOUISE DANIELS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY BLAIR and BERNARD SANDERSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 98 on the Plat of Stacy Square, Section 3, as of record in Book 4175, page 154.

Said Lot No. 98 fronts 75.0 feet on the southeasterly margin ofSawyer Brown Road and extends back 201.3 feet on the southwesterly line and 189.5 feet on the northeasterly line, to a line in the rear on which it measures 75.94 feet.

Being the same property conveyed to Larry B. Daniels and wife, Clara Louise Daniels, by deed from C & S Builders, Inc., as of record in Book 4502, page 371.

This conveyance is made subject to r estrictions of record in Book 4467, page 85.

NOV22⁷⁴	CONV	20,100.48			
NOV22⁷⁴	S'TAX		A*	52.26	
NOV22⁷⁴	PR'FEE		A*	.50	
NOV22⁷⁴	W'DEED		A*	4.00	* 56.76

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1974 taxes which Buyers agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the17th day of September, 1974.

Larry B. Daniels

Larry B. Daniels

Clara Louise Daniels

Clara Louise Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4870 PAGE 368

Before me, Dorothy M. Bass, a Notary Public in and for the State and County aforesaid, personally appeared the within named Larry B. Daniels and wife, Clara Louise Daniels 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 Nashville, Tennessee, this, the 17 day of September, 1974.

Dorothy M. Bass
Notary Public

My commission expires:

10-31-76

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____ this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,100.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1974

MY COMMISSION EXPIRES 8/20/78 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

LARRY B. DANIELS AND WIFE

TO

JERRY BLAIR AND BERNARD SANDERSON

C 79267

IDENTIF. REFERENCE

Nov 22 3 25 PM '74

FELIX A. ... II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____
Notary Public