This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
THOMAS R. BLACKWELL (NAME)	SAME (NAME)	27W-24645
1303 McKennie Avenue (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4830 PAGE 924	Map 83-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 286

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantee assuming a certain unpaid indebtedness of record in Book 3817, page 533, Register's Office for Davidson County, Tennessee, which grantee promises to pay and agrees to hold grantors harmless from same,

LENA RIVERS UTLEY AND HUSBAND, THOMAS E. UTLEY,

have this day bargained and sold, and do hereby transfer and convey unto the said

THOMAS R. BLACKWELL, single, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 23 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the northerly side of McKennie Avenue and runs back between lines, 169.3 feet on the easterly line and 167.6 feet on the westerly line to an alley, on which it measures 50 feet.

Being the same property conveyed to Lena Rivers Utley by deed from Brodie Rhea Moss, unmarried, of record in Book 4023, page 622, Register's Office for Davidson County, Tennessee. Thomas E. Utley, husband of Lena Rivers Utley, joins in this conveyance for the purpose of conveying any right, title and interest in and to the above described property which he may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,550.00

Subscribed and sworn to before me, this the 8th day of January 19 75

Affiant Thomas R. Blackwell

My commission expires: 11/12/75 (Affix Seal)

Notary Public Thomas M. Black

BLACK & LARGE ATTORNEYS AT LAW STATE OF TENNESSEE

This is improved (XX) unimproved ( ) property, known as 1303 McKennie Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

grantee, his

(successors), heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 8th *day of* January, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lena Rivers Utley

Thomas E. Utley

BOOK 4880 PAGE 925

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*

LENA RIVERS UTLEY AND HUSBAND, THOMAS E. UTLEY

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 5th *day of* January, *19* 75

Commission expires 11/12/75

Thomas M Blackwell
Notary Public

THOMAS M. BLACKWELL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE STATE OF TENNESSEE

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 .....

JAN 13 75 CONV 36,550.00
JAN 13 75 S'TAX A* 16.90
JAN 13 75 PR'FEE A* .50
JAN 13 75 W'DEED A* 4.00 * 21.40

WARRANTY DEED

FROM

LENA RIVERS UTLEY, ET VIR

TO

THOMAS R. BLACKWELL

C 84084

INDEXED REFERENCE

JAN 13 8 35 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115