WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Blair, Sr. etux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 43-13
3310 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 393
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	11D-47360

For and in Consideration of the sum of Ten and No/100 *DOLLARS*

cash in hand paid by John B. Blair, Sr. and wife, Ruth L. Blair, hereinafter called Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James H. Davis and wife, Shirley F. Davis, hereinafter called Grantors,

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

have bargained and sold, and by these presents do transfer and convey unto the said John B. Blair, Sr. and wife, Ruth L. Blair, their heirs and assigns, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

all our one half (1/2) undivided right, title and interest in and to land in Davidson County, Tennessee, as follows:

Land in the 11th Civil District, lying south of Lots Nos. 40 to 43, both inclusive, of Block 1, on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County, described as follows:

TRACT I: Beginning in the westerly margin of Forest Park Road, at the southeast corner of Lot No. 43 of said Subdivision, said point being 445 feet south of the south margin of Elm Street; thence along the south line of Lots Nos. 40 to 43, N 87° 48' W 365 feet; thence S 4° 10' W 55 feet; thence S 87° 48' E 365 feet to the westerly margin of Forest Park Road; thence with the margin of the same, northerly 55 feet to the point of beginning.

TRACT II: Beginning in the westerly margin of Forest Park Road, 55 feet south of the southeast corner of Lot No. 43 of said Subdivision; thence N 87° 48' W 365 feet; thence S 4° 10' W 55 feet; thence S 87° 48' E 365 feet to the westerly margin of Forest Park Road; thence with the margin of the same, northerly 55 feet to the point of beginning.

Being the same property conveyed to John B. Blair, Sr. and wife, Ruth L. Blair, and James H. Davis and wife, Shirley F. Davis, by deed from Carrie D. Sittloh Burnett as of record in Book 4644, Page 29, 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 $ 17,300.00

Subscribed and sworn to before me, this the 1 day of January 1975

[illegible signature]
Affiant

My commission expires: Aug 28 1975 (Affix Seal)

[illegible signature]
Notary Public

LEE E. PUTMAN ... OF TENNESSEE

This conveyance is made subject to restrictive covenants, easements and other limitations pertaining to the premises, and to liens created in deeds of trust of record in Book 3841, Page 258, and Book 3841, Page 266, Register's Office for Davidson County, Tennessee, executed to secure certain notes described in such deeds of trust, the unpaid balances of which notes the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

We also hereby transfer and assign to the Grantees herein all escrow funds, accounts and money for such on deposit or being held by the holder of the above mentioned notes. The insurance policies and benefits thereby resulting is hereby transferred and assigned to the Grantees herein.

Grantees assume and agree to pay taxes from date of this deed.

unimproved ( ) This is improved (X) property, known as 324 Forest Park Road, Madison, Tennessee 37115
(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 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.*

except as mentioned herein

And we, the Grantors herein *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.*

Witness our *hands this* 1st *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.*

James H. Davis

Shirley F. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* James H. Davis and wife, Shirley F. Davis

*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* 1st *day of* January, *19*75.

Lee E. Pulton, *Notary Public.*

LEE E. PULTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires April 28 1975

STATE OF
COUNTY OF

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, *this* *day of*, *19*.

, *Notary Public.*

Commission Expires

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

JAMES H. DAVIS ET UX

TO

JOHN B. BLAIR, SR. ET UX

Mail Stones River Road
Box 313. Lebanon TN
Hermitage Tenn

C 8 4 8 5 9

IDENTIF. REFERENCE

JAN 20 2 45 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JAN 20 75 CONV 17,500.00
JAN 20 75 STAX A* 45.50
JAN 20 75 PRFEE A* .50
JAN 20 75 M/DEED A* 8.00 * 54.00

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238