THIS INSTRUMENT PREPARED BY

David B. Herbert

DAVID B. HERBERT

ATTORNEY, NASHVILLE, TENN.

BOOK 4917 PAGE 640

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-12-33	Jerry Blair 6010 Charlotte Avenue Nashville, Tennessee	Jerry Blair 6010 Charlotte Avenue Nashville, Tennessee 37209
FIELD BOOK NUMBER(S) 26W-4420	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 111 Cherokee Drive	LOAN OR ACCOUNT NO.
		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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note in the original principal sum of $28,300.00, payable to Sam Smirnow and wife, Betty H. Smirnow, according to the terms and conditions set out in said note, with interest as set forth therein, and being secured by a deed of trust of record in Book 4762, page 714,

JUN-2[5]	CONV	36,441.67			
JUN-2[5]	S'TAX		A*	94.64	
JUN-2[5]	PR'FEE		A*	.50	
JUN-2[5]	W'DEED		A*	4.00	* 99.14

BERNARD SANDERSON and JERRY BLAIR

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

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. 6 of Block "L" on the Map of Section 3, Cherokee Park, as of record in Book 843, pages 2 and 3.

Said Lot No. 6 fronts 60 feet on the westerly side of Cherokee Road and runs back 124.90 feet on the northerly line and 125.62 feet on the southerly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same poprerty conveyed to Bernard Sanderson and Jerry Blair, by deed from Betty H. Smirnow and husband, Sam Smirnow, as of record in Book 4762, page 712.

This conveyance is subject to restrictions of record in Book 840, page 660; zoning regulations, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This instrument was prepared by David B. Herbert, Attorney, Third National Bank Building upon information furnished by the parties.

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 1975 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, the 27th day of May, 1975.

Bernard Sanderson

Jerry Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Dorothy M. Bass, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bernard Sanderson and Jerry Blair 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 28 day of May, 1975

My commission expires: 10.31.76

Dorothy M Bass
Notary Public

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____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 36,441.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 19 75

MY COMMISSION EXPIRES: 10-31-76 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

BERNARD SANDERSON AND JERRY BLAIR

TO

JERRY BLAIR

D00658

IDENTIF. REFERENCE

JUN 2 11 59 AM '75

FELIX Z. WILSON JR 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____.

My commission expires: _____
Notary Public