FORM NO. WD-1

BOOK 4957 PAGE 621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 75

Notary Public

MY COMMISSION EXPIRES: 2-14-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STONES RIVER REALTY (NAME) 3310 Lebanon Road Hermitage, TN. 37076 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Blair, Sr. (NAME)	Same (NAME)	65-5
1216 Clearview Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46 PW
Mt. Juliet, Tn 37122 (CITY) (STATE) (P. O. ZIP)	(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, CLIFFORD D. ADKINS and wife, LINDA L. ADKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. BLAIR, SR. and wife, RUTH L. BLAIR

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:

LAND in Davidson County, Tennessee being Lot No. 462, on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County.

SAID Lot. No. 462 has frontages of 90.00 feet on the northerly side of Catskill Drive and 81.09 feet on the westerly side of Sierra Drive connected by a 25 foot radius curve with length of 37.84 feet, and said lot runs back 138.73 feet on its broken westerly line and 137.65 feet on its northerly line to a point at the rear.

BEING part of the same property conveyed to Ben Merritt and wife, Bonnie R. Merritt dba Ben MERRITT CONSTHUCTION COMPANY, by deed from Miller G. Kimbrough, Jr., with full power, of record in Book 4799, page 423, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the Plan of record in Book 4460, pages 182 and 183, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Catskill Drive and a 20 foot minimum setback line from Sierra Drive and a 10 foot easement for public utility and drainage purposes along the broken westerly line of said lot; and shows approximately 20 feet along the Sierra Drive, frontage of Lot No. 462 lying in Wilson County, Tennessee. Restrictive Covenants contained in instrument of record in Book 4704, page 448, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved property, known as 4840 (House Number) Catskill Drive (Street) Hermitage, Tn (P. O. Address) 37076 (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 hand this 1st day of October, 19 75

Clifford D. Adkins

Linda L. Adkins

RECORDER'S MEMO

Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford D. Adkins and wife, Linda L. Adkins

the bargainor, 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 1 day of October 1975

Commission expires 2-14-79

James Edward Crosby
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 / they) as such _____ and _____, 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

TO

D 1 8 1 0 2

IDENTIF. REFERENCE

OCT 1 1 42 PM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-1 75	CONV	32,552.00			
OCT-1 75	S'TAX		A*	84.76	
OCT-1 75	PR'FEE		A*	.50	
OCT-1 75	W'DEED		A*	4.00	
OCT-1 75	MISC		A*	.20	* 89.46