THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY, 4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

mail

WARRANTY DEED

BOOK 4985 PAGE 257

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buford Blackwell, et ux (NAME:)	Same (NAME:)	M. 8 P. 89 Pul
3615 Baxter Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 ($10.00) *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

We, Girvis C. Pryor and wife, Edith West Pryor

have bargained and sold, and by these presents do transfer and convey unto the said Buford Black well and Rebecca Blackwell their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1: A piece of land in the 14th Civil District of Davidson County, Tennessee, beginning at an iron spike in the center line of Baxter Road, a corner to Mrs. Pauline Lancaster Cook and the southeast corner of this land, thence with said center line north 83°40' west 128 feet to a point a corner to William H. Cook; thence with the line of said Cook north 4°30' east 192 feet to a point a corner in the line of said Cook; thence with the line of said Cook north 83°40' west 168 feet to a point along the east side of an abandoned road bed and the lines of said Goad and T.J. Baxter north 4°30' east 1,696 feet to a 10 inch white oak, a corner in the line of said Baxter; thence with a fence and the line of said Baxter south 86°00' east 265.5 feet to a stake, a corner to aforesaid Mrs. Cook in the line of said Baxter; thence with the line of said Mrs. Cook as follows: south 3°45' west 145 feet to a 12 inch white oak; south 27°40' east 92.5 feet to a marked 6 inch hickory; south 3°20' west 82 feet to a marked 10 inch poplar near the southeast coner of a barn; south 41°20' west 81.5 feet to a stake south 3°45' west 958 feet to a stake; north 86°15' west 20 feet to a stake; south 3°45' west 65 feet to a stake; south 86°15' east 20 feet to a stake 10 feet south of the south end of a barn; south 3°45' west 515.5 feet to the beginning, containing 11.62 acres more or less and being a portion of the real estate conveyed to Velma Louise Brown et vir W. H. Brown to W. T. Cook et ux Pauline Lancaster Cook by a deed of record in the Office of the Register for Davidson County, Tennessee, in Deed Book 2652, page 293. Said description is taken from and according to a survey prepared by John A. Alley, Surveyor, dated August 13, 1965.

(continued on next page)

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,300.00

Subscribed and sworn to before me, this the 23rd day of Affiant

19 75

My commission expires: 5/18/78 (Affix Seal) Notary Public

TRACT NO. 2: Land in the 14th Civil District of Davidson County, Tennessee, and described as follows: Beginning at the center line of Baxter Lane at the southwest corner of the 24.5 acre tract as described in deed of record in Book 2332, page 495, Register's Office of Davidson County,Tennessee; thence with the center of said Lane and easterly 168 feet to a point; thence northerly and runnning back between lines 192 feet to a dead line; thence with said dead line and westerly 168 feet, more or less to the westerly line of said tract of 24.5 acres hereinbefore referred to; thence southerly and with said westerly line 192 feet to the point of the beginning.

Being the same property conveyed to Girvis C. Pryor and wife, Edith West Pryor by deed of record in Book 3929,page 548,Register's Office for Davidson County,Tennessee and Deed of Correction recorded in Book 4981, page 849 , Register's Office for Davidson County,TN.

JAN-5-	CONV	25,300.00				
JAN-5- S'TAX			B*	65.78		
JAN-5- PR'FEE			B*	.50		
JAN-5-	W'DEED		B*	6.00	*	72.28

unimproved ( )
This is improved ( ) property, known as ..... (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 Buford Blackwell and Rebecca Blackwell *their heirs and assigns, forever.*

And we *do covenant with the said* Buford Blackwell and Rebecca Blackwell *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.*

And we, Girvis C.Pryor and wife, Edith West Pryor *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Buford Blackwell and Rebecca Blackwell,their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* December, *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.*

Girvis C. Pryor
Girvis C. Pryor

Edith West Pryor
Edith West Pryor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Fay Hunt, *a Notary Public in and for said County and State, the within named* Girvis C. Pryor and Edith West Pryor

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* 23 *day of* December, *19* 75.

Betty Fay Hunt, *Notary Public.*

Commission Expires 5/8/78

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.....

0759

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.....