Send Tax Bills To: VI-RO, INC.
P.O. Box 1253
Murfreesboro, Tenn.

Map-Parcel Numbers:
96-1 70 PW
96-1 69 PW

WARRANTY DEED

BOOK 4996 PAGE 239

THIS INDENTURE made and entered into this 30th day of January, 1976, by and between ROY A. BLANSETT and wife, VIVIAN BLANSETT, hereinafter referred to as the First Party; and VI-RO, INC., hereinafter referred to as the Second Party:

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including assumption by the Second Party of those indebtednesses described in two Deeds of Trust of record in Book 4972, pages 663 and 670, secured by the hereinafter described tracts of land, the First Party does hereby bargain, sell, transfer and convey unto the Second Party, their heirs and assigns all their right, title and interest in and to the following described tracts or parcels of land lying in Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the Third, formerly the Second Civil District of Davidson County, Tennessee, described according to a survey made by E.R. Southgate, Surveyor, October 26, 1945, as follows: Beginning at a point in the southerly margin of the Lebanon Pike at Joe Holmes' northeast corner; thence with Holmes' easterly line, southwardly 299 feet to a point; thence north 88 deg. west 67 feet to a point in G.S. Jones' east line; thence with Jones' east line south 8 deg. west 422 feet to the northerly margin of Tennessee Central Railroad right of way; thence with the northerly margin of said right of way south 65 deg. east 382 feet 6 inches to the westerly margin of a 15 foot roadway; thence with the westerly margin of said roadway, north 1 deg. east 556 feet to a post; thence north 88 deg. west 114 feet; thence northwestwardly 10 feet to a fence; thence with said fence north 88 deg. west 55 feet, more or less; thence northwardly 292 feet 6 inches to the southerly margin of the Lebanon Pike; thence with the southerly margin of said Pike westwardly 75 feet to the beginning, containing 4.42 acres, more or less.

This Instrument Prepared By:
JOHN S. LANSDEN
ATTORNEY AT LAW
316 W. LYTLE STREET
MURFREESBORO, TENN.
37130
(615) 896-4211

Being the same property conveyed to Roy A. Blansett, et ux, by deed from Founders Security Life Insurance Company, of record in Book 4972, page 661, Register's Office of Davidson County, Tennessee.

TRACT 1: Land in Davidson County, Tennessee, being one lot Seventy (70) feet by one hundred (100) feet, bounded on the south by the property of E.T. Brantley; on the east by the property of E.T. Brantley; on the north by the property of Joe Holmes, on the west by the property of G.S. Jones, containing one fifth (1/5) of an acre, more or less.

TRACT 2: Land in Davidson County, Tennessee, situated in the village of McWhirtersville, in the Second Civil District of said County, and bounded as follows: Beginning in the center of the Lebanon Turn Pike at John H. Sloan's northeast corner running South one hundred and ninety-six (196) feet, more or less, to a stake; thence east eighty-five (85) feet to a stake; thence north one hundred and ninety-six (196) feet to the said Lebanon Turn Pike Road; thence west eighty-five (85) feet to the beginning.

TRACT 3: Land in the 3rd Civil District of Davidson County, Tennessee at Donelson, described as follows: Beginning at a point in the center of the Lebanon and Nashville Turnpike at the northwest corner of Joe H. Holmes' land, being the northeast corner of the property herein conveyed; thence running in a southerly direction with Joe Holmes' line 244 feet to a point in said line; thence westerly parallel with the center of said pike 82 feet; thence in a northerly direction 244 feet to the center of the Lebanon and Nashville Turnpike; thence with the center of said Pike to the beginning.

Tract 1, Tract 2 and Tract 3 being the same property conveyed to Roy A. Blansett, et ux, by deed from Founders Security Life Insurance Company of record in Book 4972, page 667, Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto the Second Party, their heirs and assigns, in fee simple, forever.

The First Party does hereby covenant with the Second Party that they are lawfully seized and possessed of said tracts of land; that they have good and lawful right to sell and convey the same; that the same is free from all encumbrances except as hereinabove set out and the lien of the 1975 realty taxes which is to be assumed by the Grantees; and that they will warrant

and defend forever the title and quiet possession thereto against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto subscribed their names on the day and year first above written.

FEB 12 9 19 AM '76
FEE $ PAID REGISTER DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

D 3 5 7 9 6

Roy A. Blansett
ROY A. BLANSETT

Vivian B. Blansett
VIVIAN BLANSETT

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROY A. BLANSETT and wife, VIVIAN BLANSETT, the Bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Murfreesboro, Tennessee, this 30th day of January, 1976.

Darline P. Wiseman
Notary Public

My Commission Expires 7-26-79

NOTARY PUBLIC TENN. RUTHERFORD CO.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED WHICHEVER IS GREATER, IS $19,416.54 , WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Roy A. Blansett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January, 1976

Darline P. Wiseman
NOTARY PUBLIC OR REGISTER

My Commission Expires: 7-26-79

NOTARY PUBLIC TENN. RUTHERFORD CO.

EB12	CONV	*	19,416.54	
EB12 S'TAX			1,870.44	
EB12 PR'FEE			.50	
EB12	W'DEED		6.00	* 1,876.94