INSTRUMENT PREPARED BY:
David B Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4999 PAGE 978

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-138	Mr/Mrs John R. Lawrence	Kimbrough-Kavanaugh & Associate 404 James Robertson Parkway Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 2843
9D-6732	7419 Bridle Drive	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) cash in hand paid, 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 grantees herein to pay, the balance now due, plus future interest, on a certain note in the original principal sum of $24,550.00, payable as therein specified to Commerce Union Bank, which note is secured by a deed of trust executed by John C. Ruedy and wife, to Charles C. Trabue, III, Trustee, as of recordin Book 4527, page 661,

2-25-76 C.O. 39,000.00
S.T 101.40
P.F. .50
W.D 4.00 105.90

JERRY W. BLAIR and wife, JOY E. BLAIR

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN R. LAWRENCE, SR., and wife, BARBARA A. LAWRENCE

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. 181 on the Plat of Cross Timbers, Section 4, as of record in Book 4175, page 54.

Said Lot No. 181 fronts 85.00 feet on the southerly margin of Bridle Drive and extends back 152.28 feet on the westerly line and 147.27 feet on the easterlyline, to a line in the rear on which it measures 103.35 feet, said rear line being a broken line.

Being the same property conveyed to Jerry W. Blair, by deed from Edward L. Tomes and wife, Deborah J. Tomes as of record inBook 4983, page 919.

This conveyance is made subject to restrictions of record in Book 4317, page 284.

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 1976 taxes which have been prorated and assumed by Grantees herein.

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 20th day of February , 1976.

Jerry W. Blair
Jerry W. Blair

Joy E. Blair
Joy E. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jerry W. Blair

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of February, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Joy E. Blair

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of February, 1976.

Mary Ann Selley
Notary Public

My commission expires: 8/20/78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:mas

FROM
JERRY W. BLAIR AND WIFE

TO
JOHN R. LAWRENCE, SR., AND WIFE

D 37537

IDENTIF. REFERENCE

FEB 25 4 14 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Fl.
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___.

_____
Notary Public

My commission expires: