THIS INSTRUMENT PREPARED BY:

5004 PAGE 202

DAVID B. HERBERT 60 100

ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-4-241	BLAIR REALTORS, INC. 6010 Charlotte Avenue Nashville TN 37203	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15D-20545	1431 Ardee Avenue	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 acknowledge; we,

JIMMY D. KELSEY, SR. AND WIFE, BONNIE SUE KELSEY,

MAR 10 '76	CONV	14,363.70			
MAR 10 '76	S'TAX		B*	37.44	
MAR 10 '76	PR'FEE		B*	.50	
MAR 10 '76	W'DEED		B*	4.00	* 41.94

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

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 the northerly 8 feet of Lot No. 32 and the southerly 56 feet of Lot No. 31 of Block "E" on the Map of Country Club Estates, of record in Boo, 843, page 95, Register's Office for said County.

Said parts of said lots adjoin and front together 64 feet on the east side of Ardee formerly Mildred Avenue, and run back between parallel lines 175 feet to a dead line on which it measures 64 feet.

Being the same property conveyed to Jimmy D. Kelsey, Sr. and wife, Bonnie Sue Kelsey, by deed from John T. McLeod and wife, Katherine McLeod of record in Book 4872, page 236, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 1577, page 343, said Register's Office.

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 hereinbefore stated.

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 9th day of March, 19 76

Jimmy D. Kelsey Sr
JIMMY D. KELSEY, SR.

Bonnie Sue Kelsey
BONNIE SUE KELSEY

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 Jimmy D. Kelsey, Sr. and wife, Bonnie Sue Kelsey,

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 9th day of March, 19 76

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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

$ 14,363.70 Jerry W Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 1976

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

NOTARY PUBLIC DAVIDSON COUNTY

D39535

WARRANTY DEED
DAB:jpr

FROM
JIMMY D. KELSEY, SR. & WIFE,

TO
BONNIE SUE KELSEY

BLAIR REALTORS, INC.

D39535
IDENTIF. REFERENCE

MAR 10 10 41 AM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

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