THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY
4015 TRAVIS DRIVE, NASHVILLE, TN 37211

Mail

WARRANTY DEED

BOOK 5007 PAGE 231

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira W. Flair, et ux	Same	
(NAME:)	(NAME:)	49
640 West Greens Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	110 pd
Nashville, TN 37207		
(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,

MAR 19[illegible]	CONV	15,000.00				
MAR 19[illegible]	S'TAX		B*	39.00		
MAR 19[illegible]	PR'FEE		B*	.50		
MAR 19[illegible]	W'DEED		B*	6.00	*	45.50

I, Mabel Givens

have bargained and sold, and by these presents do transfer and convey unto the said Ira W. Flair and wife, Wanda J. Flair

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 2nd Metropolitan Councilmanic District, formerly the 12th Civil District, described according to a survey made by Ralph W.C. Lambert, Surveyor, March 24, 1954, as follows:

Beginning in the center of Whites Creek Pike at the northeast corner of the property conveyed to Woodrow W. Driver and wife, by deed from Jack Burton and wife, of record in Book 1645, page 608, Register's Office for said County, being the northeast corner of Lot No. 6 of Block "B" on the Plan of Jack Burton's Subdivision, not of record; thence with said Driver's northerly line and with the northerly line of said Lot No. 6 south 58 degrees 07' west 275 feet; thence south 30 degrees 36' east 116 feet to the northerly line of Lot No. 7 of Block "B" on the Plan of Jack Burton's Subdivision, not of record; thence with the northerly line of said Lot No. 7 south 58 degrees 57' west 114 feet to the northwest corner of Lot No. 7 and continuing in the same direction 53.1 feet, in all, 167.1 feet; thence south 3 degrees 23' west 52.6 feet to the common corner of Lot Nos. 7 and 8 of Block "A" on the plan of Jack Burton's Subdivision, not of record; thence with the northerly line of said Block "A" north 87 degrees 14' west 300 feet, north 85 degrees 11' west 372.7 feet and north 89 degrees 56' west 100 feet to the northwest corner of Lot No. 1 of said Block "A"; thence north 12 degrees 01' west 348 feet; thence north 69 degrees 24' east 643 feet to a point 355 feet west of the center of said Whites Creek Pike; thence south 30 degrees 36' east 300 feet; thence north 69 degrees 24' east 355 feet to the center of said Whites Creek Pike; thence with the center of the same south 30 degrees 36' east 290 feet to the beginning, containing 10.8 acres more or less.

(continued on back - over)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 18 day of March 1976

Affiant

My commission expires 5/8/78

(Affix Seal)

Notary Public

Included in the foregoing description but specifically excluded from this conveyance are the following two (2) parcels of land:

Parcel No. 1. Beginning at a point in the northerly line of Jack Burton's Subdivision, 200 feet west of the center of Whites Creek Pike; which point is the southwest corner of property heretofore deeded to Hollis and Juanita Bratcher by W. J. and Mabel Givens; thence south 69°24' west 70 feet; thence with the westerly line of parcel no. 111, 116 feet; thence with the northerly line of parcel no. 112, 130 feet; thence North 30°36' west 261 feet; thence North 69°24' east 200 feet; to the northwest corner of parcel no. 288; thence South 30°36' east with the westerly line of parcel no. 288 145 feet to the point of beginning; containing one acre more or less.

Parcel No. 2. Beginning in the center of Whites Creek Pike at the northeast corner of the property conveyed to Woodrow W. Driver and wife, by deed from Jack Burton and wife, of record in Book 1645, page 608, Register's Office for said County, being the northeast corner of Lot No. 6, of Block "B" on the Plan of Jack Burton's Subdivision, not of record; thence with the center of Whites Creek Pike north 30 degrees 36' west 145 feet; thence south 69 degrees 24' west 200 feet; thence south 30 degrees 6' east 145 feet to the northerly line of Jack Burton's Subdivision; thence with said northerly line north 69 degrees 24' east 200 feet to the point of beginning.

Being part of the property conveyed to W. J. Givens and Mabel Givens, the said, W. J. Givens having since died, by deeds of record in Book 3463, page 369 and Book 4355, page 503, Register's Office for Davidson County, Tennessee.

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 Ira W. Flair and wife, Wanda J. Flair their *heirs and assigns, forever.*

And I *do covenant with the said* Ira W. Flair and wife, Wanda J. Flair *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Mabel Givens *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ira W. Flair and wife, Wanda J. Flair, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 18 *day of* March, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mabel Givens

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Faye Hyatt, a Notary Public in and for said County and State, the within named Mabel Givens

the bargainor, 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 8th day of March, 19 76.

Betty Faye Hyatt, 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.

FEE $ 1.35 PAID MAR 19 '76
REGISTER DAVIDSON COUNTY, TENN.

CROSS REFERENCE

D40967

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.