THIS INSTRUMENT PREPARED BY:

BOOK 5028 PAGE 273

David B. Herbert

DAVID B. HERBERT

ATTORNEY AT LAW

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP, PARCEL OR LOT NO. | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 156-9 PW | Mr/Mrs Gerald J. Krogman | Fidelity Federal Savings & Loan<br>Fourth & Union<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S)<br>9D-47850 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>Route 5, Highway 100 | LOAN OR ACCOUNT NO. |
| | | PROPERTY IS [x] 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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES E. BLAIR, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GERALD J. KROGMAN and wife, ELIZABETH E. KROGMAN

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 in the 9th, formerly 14th Civil District of Davidson County, Tennessee, being Lot No. 32 on the unrecorded Plan of Harpeth Heights, described according to a survey made by Z. J. Wilkinson, Surveyor, July 16, 1936, as follows:

Beginning at a point in the northerly margin of Highway No. 100, the common corner of Lots Nos. 31 and 32; thence with the line between said Lots, north 16 degrees 15 minutes west 300 feet; continuing north 0 degrees 45 minutes west 760 feet to the center of Harpeth River; thence with the center of said River, south 84 degrees 10 minutes east 115 feet to the corner of Lots Nos. 32 and 33; thence with the line between said Lots, south 3 degrees 15 minutes east 705 feet, continuing with said line, south 16 degrees 15 minutes east 302 feet to the northerly margin of Highway No. 100; thence with the margin of the same, southwesterly 150 feet to the point of beginning, containing 3.18 acres.

Being the same property conveyed to James E. Blair and wife, Barbara R. Blair, by deed from Alvin W. Terrell and wife, Gladys B. Terrell, as of record in Book 4284, page 67, the said Barbara R. Blair having since died.

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

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 May, 1976.

James E. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5028 PAGE 274

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 _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

MAY24'76 CONV 52,500.00

STATE OF TENNESSEE MAY24'76 STAX B* 136.50

COUNTY OF WILLIAMSON MAY24'76 FEE B* .50

MAY24'76 W'DEED B* 4.00 * 141.00

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Bennie Wilson

James E. Blair, unmarried

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 Brentwood,

this, the 20th day of May, 1976.

Mary Bennie Wilson Notary Public

My commission expires: 5-6-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON } WILLIAMSON

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

$52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 76

MY COMMISSION EXPIRES: 5-6-80 (AFFIX SEAL) Mary Bennie Wilson Notary Public

Loan # 110925

WARRANTY DEED

BH:mas

FROM

JAMES E. BLAIR, UNMARRIED

TO

GERALD J. KROGMAN AND WIFE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

FELIX Z. MILLER II REGISTER DAVIDSON COUNTY, TENN.

MAY 24 2 33 PM '76

505986

ORTALE, KELLEY, HERBERT & CRAWFORD

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____.

My commission expires: _____ Notary Public