BOOK 5084 PAGE 966

This instrument prepared by

J.K. Wood 225 MADISON ST.
mail MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles G. Adair, Sr. et ux	Same	Map 132-5
(NAME)	(NAME)	Par 99
904 Audubon Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Jo Anne H. Sinclair,

have this day bargained and sold, and do hereby transfer and convey unto the said

Charles G. Adair, Sr. and wife, Mildred W. Adair,

their ~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Glendale Park, Section 2, as of record in Book 1130, page 61, Register's Office for said County.

Said Lot No. 34 fronts 95.6 feet on the northerly side of Audubon Road and extends back 205.4 feet on the westerly line and 213.4 feet on the easterly line to a dead line, measuring 95.9 feet thereon.

Being the same property conveyed to Jo Anne H. Sinclair by deed from Mrs. Mary C. Frensley of record in Book 4837, page 552, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 31st day of November 19 76

My commission expires: 11-7-79 (Affix Seal)

Affiant: x Charles G. Adair Sr.

Notary Public: Charles P. Croll

CHARLES P. CROLL NOTARY PUBLIC AT LARGE

This is improved (X) unimproved ( ) property, known as 904 Audubon Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees

their

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Grantees

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 29th *day of* October, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jo Anne H. Sinclair

JO ANNE H. SINCLAIR

BOOK 5084 PAGE 967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Jo Anne H. Sinclair

the within named 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* 29th *day of* October, *19* 76

Commission expires Aug 20, 1978 Brenda M. Tuck *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

D 75689

IDENTIF. REFERENCE

Nov 4 1 53 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

NOV-4 76	CONV	39,500.00			
NOV-4 76	S'TAX		B*	102.70	
NOV-4 76	PR'FEE		B*	.50	
NOV-4 76	W'DEED		B*	4.00	* 107.20

WARRANTY DEED

FROM

Jo Anne H. Sinclair

TO

Charles G. Adair, Sr. et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York