BOOK 5154 PAGE 180

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
John Patrick Apel and wife,
Katherine S. Apel

TO
Frank W. Blair III, and wife,
Florence Blair

For draftsman's use

Prepared by: Clyde Holland, Atty
Parkway Towers
Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank W. Blair III et ux	First Federal Savings & Loan	Map 130-9
(NAME)	(NAME)	
117 Clydelan Court	236 Fourth Avenue North	Parcel 77
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 51,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1977

Notary Public

MY COMMISSION EXPIRES: 5/2/79

(AFFIX SEAL)

William C. Caldwell
4205 Hillsboro Rd. Suite 104
Nashville, TN 37215
Off: 383-0500 Res: 352-6525

For and in Consideration of the sum of ---------- TEN DOLLARS ----------
---------- $10.00 ---------- DOLLARS
cash in hand paid by Frank W. Blair and wife, Florence Blair, and other good and valuable considerations, receipt of which is hereby acknowledged and the agreement by the said Frank W. Blair III and wife, Florence Blair to assume and agree to pay the unpaid balance of a loan in the original principal amount of $33,900.00 to Guaranty Mortgage Company of Nashville, secured by a deed of trust of record in Book 4625, page 420, Register's Office for Davidson County, Tennessee, assigned to First Federal Savings & Loan Association of Nashville, dated January 16,1973, of record in Book 4673, page 138, said Register's Office, payable in conformity with the terms and conditions stated therein.

John Patrick Apel and wife, Katherine S. Apel, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Frank W. Blair,III and wife, Florence Blair, Grantees

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

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Court, Section II, as of record in Book 2330, page 124, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southern margin of Clydelan Court at the corner of Lots Nos. 2 and 3; thence with the line between said two lots southerly 140.7 feet; thence with the line between Lots Nos. 1 amd 2 easterly 141 feet to the westerly margin of Maybelle Lane; thence with the same, northerly 116 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the southerly margin of Clydelan Court; thence with the same, westerly 116 feet to the beginning.

BEING the same property conveyed to John Patrick Apel and wife, Katherine S. Apel by deed from Thomas M. Myatt and wife, Judith L. Myatt, of record in Book 5073, page 646, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenant contained in instrument of record in Book 2701, page 377, said Register's Office; the Plan of record in Book 2330, page 124, said Register's Office, shows an owner's certificate, a 50-foot minimum building setback line from Clydelan Court and a 40-foot minimum building setback line from Maybelle Lane; and a 2.5 X 20 foot utility anchor easement located on the southeast corner of said lot.

BOOK 5154 PAGE 181

WD-2

This is unimproved ( ) improved (X) property, known as 117 Clydelan Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their heirs and assigns, forever.

And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of June, 1977

John Patrick Apel
(John Patrick Apel)

Katherine S. Apel
(Katherine S. Apel)

STATE OF TENNESSEE }
COUNSY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Patrick Apel and wife, Katherine S. Apel the bargainors, 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 1st day of June, 1977

W C Caldwell, Notary Public.

Commission expires 5/2/79

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

JUN-27 CONV' 51,500.00
JUN-27 S'TAX B* 133.90
JUN-27 PR'FEE B* .50
JUN-27 M'DEED B* - 4.00 * 138.40

IDENTIFICATION REFERENCE
JUN 2 4 49 PM '77
FELIX ... DAVIDSON COUNTY, TENN.

E06874