This instrument was prepared by B. J. Boyd, Atty., Mad Ashland City, Tenn.

BOOK 5188 PAGE 691

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Buford A. Blackwell	Buford Blackwell	Map 21-3
3615 Baxter Road (NAME / STREET ADDRESS OR ROUTE NUMBER)	3615 Baxter Rd. (NAME / STREET ADDRESS)	Parcel 1
Joelton, Tenn. 37080 (CITY / P. O. ZONE / STATE)	Joelton, Tenn. 37080 (CITY / ZONE / STATE)	Field Bk 14D-3325

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($7,750.00) Dollars, cash, paid by Buford A. Blackwell, and wife, Rebecca F. Blackwell, the receipt of which is hereby acknowledged, we, Syl V. Chance and wife, Jean F. Chance,

have this day bargained and sold, and do hereby transfer and convey unto the said Buford A. Blackwell and wife, Rebecca F. Blackwell, and their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Located in the 14th. Civil District of said County, on the north side of U. S. Highway 41-A (State Highway No. 112), also known as Clarksville Highway: Beginning at a stake in the N. boundary line of said Highway and the middle of a culvert; thence N. 5° W. 200 feet, partly along a branch and with the west line of Amers Harper lands, to an iron pin; thence with W. E. Nunley's line, N. 71° W. 108 feet to an iron pin; thence S. 8° W. 102 feet to a stake in the E. margin of a driveway; thence S. 32° E. 81 feet to a stake; thence S. 10° E. 50 feet to a stake in the N. margin of U. S. Highway 41-A; thence with the same, S. 80° E. 83 feet to the point of beginning, containing 0.48 acres, more or less.

And being the same property conveyed to Larry Knight, Syl V. Chance and Donald Moore, by deed from Melba Felts Galbreath, et al, of record in Book 4416, Page 446, Register's Office for Davidson County, Tennessee. The interest of Larry Knight, and Donald Moore, in said land was conveyed to Syl V. Chance and wife, Jean F. Chance, by deed of record in Book 4637, Page 7, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,750.00

Subscribed and sworn to before me, this the 25th day of August, 19 77

Affiant Buford A. Blackwell

My commission expires 1-21-1979 (Affix Seal)

Notary Public Rebecca Stewart

unimproved / improved property, known as (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 Buford A. Blackwell and wife, Rebecca F. Blackwell, and their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except taxes for 1977, which will be prorated, Sellers' share paid to purchasers and payment assumed by purchasers. We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Buford A. Blackwell and wife, Rebecca F. Blackwell, and their heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 25th day of August, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Syl V. Chance

Jean F. Chance

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Syl V. Chance and wife, Jean F. Chance,

the within named 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 Ashland City, *Tennessee, this* 26 *day of* August, *19* 77

Commission expires 1-21-1979. Rebecca Stewart *Notary Public*

REBECCA STEWART NOTARY PUBLIC CHEATHAM CO. TENN.

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*.....

Commission expires ..... *Notary Public*

AUG 26 77 CONV *7,750.00
AUG 26 77 S'TAX B* 20.02
AUG 26 77 PR'FEE B* .50
AUG 26 77 W'DEED B* 4.00 * 24.52

WARRANTY DEED

FROM
SYL V. CHANCE AND WIFE,
JEAN F° CHANCE

TO
BURORD A. BLACKWELL AND
WIFE, REBECCA F. BLACKWELL

E 22608

IDENTIF. REFERENCE

AUG 26 8 45 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to: Box 15-6 Ashland City, Tenn. 37015