THIS INSTRUMENT PREPARED BY

BOOK 5239 PAGE 383

DOUGLAS A. BRUCE

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
NASHVILLE TENNESSEE 139-9-19	Mr/Mrs William Hal Blair	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 16DA-16093	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4425 Lealand Lane	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ 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,

JOHN ROBERT CHASTAIN and wife, LAURA LEE CHASTAIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM HAL BLAIR and wife, FRANCES ROSS

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 Lot No. 3 on the unrecorded Plan of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, described as follows:

BEGINNING at a point in the center of Lea Avenue, now Lealand Lane, north 2 degrees 30 minutes east 500 feet from the center of Battery Road, the northeast corner of Lot No. 2 on said plan; thence north 2 degrees 30 minutes east with center of Lea Avenue, now Lealand Lane, 100 feet; thence westerly 213.68 feet; thence southerly 100 feet to the northwest corner of Lot No. 2; thence easterly with the line between Lots Nos. 2 and 3, 214.34 feet to the beginning.

Being the same property conveyed to John Robert Chastain and wife, Laura Lee Chastain, by deed from Thomas Wesley Graham and wife, Judy Stanfill Graham, as of record in Book 5101, page 322.

JAN-3RD	CONV	44,000.00			
JAN-3RD	S'TAX		B*	114.40	
JAN-3RD	PR'FEE		B*	.50	
JAN-3RD	W'DEED		B*	4.00	* 118.90

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.

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 30 day of December, 1977.

John Robert Chastain
John Robert Chastain

Laura Lee Chastain
Laura Lee Chastain

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John Robert Chastain and wife, Laura Lee Chastain

the 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 Nashville, Tennessee, this, the 30 day of December, 1977.

My commission expires: 4-23-78

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

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

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

X William Hal Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December 1977

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

JOHN ROBERT CHASTAIN AND WIFE

TO

WILLIAM HAL BLAIR & WIFE, FRANCES ROSS

E 44374

IDENTIF. REFERENCE

JAN 3 1 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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:

_____