THIS INSTRUMENT PREPARED BY
KELLY, JONES & VEST, ATTORNEYS
HENDERSONVILLE, TENNESSEE

SEND TAX BILLS TO - Buyer
Ronald E Blair
1214 - W. 6th Street
Zeeland Jenn

Map 71-16
Par 204 Jo

BOOK 5374 PAGE 964

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND FIVE HUNDRED ($1,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, DOROTHY ANN BLAIR, has this day bargained and sold, and by these presents does hereby transfer and convey unto RONALD E. BLAIR, his heirs and assigns, all of her estate, right, title, interest and claim in and to the following lots or parcels of land situated in Davidson County, Tennessee, as follows:

BEING Lot #110, and the southerly half of Lot #109, on the plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office, Davidson County, Tennessee, to which reference is made for a more particular description.

BEING the same property conveyed to Ronald E. Blair and wife, Dorothy Ann Blair, by deed of record in Book 4124, Page 772, Register's Office, Davidson County, Tennessee, and re-recorded in Book 4131, Page 457, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said RONALD E. BLAIR, his heirs and assigns, in fee simple, forever.

DOROTH ANN BLAIR, covenants with the said RONALD E. BLAIR, that she is lawfully seized and possessed of her interest in said lots or parcels of land, that she has a good right to convey same, and that the same is unencumbered, except for restrictions of record and a Vendor's Lien retained in Deed Book 4124, Page 772, Register's Office, Davidson County, Tennessee, and re-recorded in Book 4131, Page 457, Register's Office, Davidson County, Tennessee.

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HENDERSONVILLE
TENN. 37075

DOROTHY ANN BLAIR further covenants with the said RONALD E. BLAIR, and binds herself and her legal representatives to warrant and forever defend the title to said lots or parcels of land to the said RONALD E. BLAIR, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of December, 1978.

Dorothy Ann Blair
DOROTHY ANN BLAIR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY ANN BLAIR, the 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 Hendersonville, Tennessee, this 14th day of December, 1978.

Gloria S. Allman
NOTARY PUBLIC

STATE OF TENNESSEE ★ GLORIA S. ALLMAN NOTARY PUBLIC AT LARGE ★

My Commission expires: 2-17-80

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STATE OF TENNESSEE

COUNTY OF SUMNER

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I, RONALD E. BLAIR, hereby make oath and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1500 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald E. Blair
RONALD E. BLAIR

Sworn to and subscribed before me this 14th day of December, 1978.

NOTARY PUBLIC

My commission expires: 2-17-80

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

IDENTIF. REFERENCE

DEC 14 10 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.O.5.1.3.9.

DEC 14 78	CONV	*1,500.00			
DEC 14 78	S'TAX		B*	3.90	
DEC 14 78	PR'FEE		B*	.50	
DEC 14 78	W'DEED		B*	6.00	* 10.40

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