This Instrument Prepared By:
[illegible]

BOOK 5412 PAGE 514

Kelley, Herbert & Crawford
Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
92-13-332	Blair Realtors 6010 Charlotte Avenue Nashville, Tennessee 37209	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11W-79679	302 37th Avenue, North	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,

2436 06/08 20.10- CHECK

we, DONALD WALLS and wife, EMMA LEE WALLS; THOMAS WALLS and wife, BARBARA JEAN WALLS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BLAIR REALTORS, INC.

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. 179 on the Plan of Hortense Place, as of record in Book 161, page 167.

Said Lot No. 179 fronts 50 feet on the easterly side of 37th Avenue, North formerly, pilcher Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Donald Walls and Thomas Walls, by deed from Arthur Vanatta and wife, Nettie Vanatta, as of record in Book 5397, page 261.

The above named Emma Lee Walls and Barbara Jean Walls join in this conveyance to convey all right, title and interest in and to the above property.

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, Except 1979 taxes

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 26th day of March, 1979.

Donald Walls
Donald Walls

Thomas L Walls
Thomas Walls

Emma Lee Walls
Emma Lee Walls

Barbara Jean Walls
Barbara Jean Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5412 PAGE 515

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Donald Walls and wife, Emma Lee Walls; Thomas Walls and wife, Barbara Jean Walls 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 26th day of March, 1979.

My commission expires: 2-7-81

Dorothy M. Bass
Notary Public

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 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March 1979

MY COMMISSION EXPIRES 2-7-81 (AFFIX SEAL) Notary Public

F. 2. 1. 2. 5. 9.

WARRANTY DEED

FROM

DONALD WALLS & THOMAS WALLS

TO

BLAIR REALTORS, INC.

IDENTIF. REFERENCE

APR 2 10 27 AM '79

FELIX Z. WILSON JR 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:

_____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5412 PAGE 516

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6000.00- CO	
			15.60 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	20.10-
2436A	04/02/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 1 2 5 9

1
IDENTIF. REFERENCE

APR 2 10 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 673903