FORM NO. WD-1

4247 , 12/CE 76.70- CHECK

BOOK 5548 PAGE 799

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 1979.

Notary Public

MY COMMISSION EXPIRES: 2/5/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
D.B. Rushing, Attorney at Law, 1109 Caldwell Lane, Nashville, Tennessee, 37204.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair Realtors, Inc. (NAME)	Blair Realtors, Inc. (NAME)	91-15
6010 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	6010 Charlotte Avenue (STREET ADDRESS)	55
Nashville, Tenn., 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37209 (CITY) (STATE) (ZIP)	12W-00370

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nolen Maddox and his wife, Geneva Audean Maddox,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blair Realtors, Inc.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

The northwest part of block 13 on the map of the Realty Savings Bank and Trust Company's revised plan of the west extension of the Charlotte Park Company's first addition, as of record in book 421, page 18, RODC.

Said part of said block fronts 75 feet on the southerly side of Elkins Avenue and runs back between lines, 181.6 feet on the east line and 182 feet on the west line, along the east margin of Richland Avenue, to an alley, on which it measures 71.3 feet.

Being the same property which Nolen Maddox, as the only heir at law of the late Alma M. Maddox, for the purpose of creating an estate by the entirety, conveyed to Nolen Maddox and his wife, Geneva Audean Maddox, by warranty deed of record in book 5309, page 63, RODC.

Being the same property which Joseph Howell DeGraffenreid, Jr., and his wife, Bonnie June DeGraffenreid, conveyed to Alma M. Maddox, an unremarried widow, by warranty deed of record in book 4249, page 24, RODC.

This is unimproved ( ) improved (X) property, known as 5313 Elkins Avenue, Nashville, Tennessee, 37209.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of December, 1979.

× Nolen Maddox

× Geneva Audean Maddox

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Priscilla Dale Rushing, a Notary Public in and for said County and State, the within named Nolen Maddox and his wife, Geneva Audean Maddox,

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 21st day of December 19 79

Commission expires 2/5/82

Priscilla D. Rushing
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Nolen Maddox and his wife,

Geneva Audean Maddox

TO
Blair Realtors, Inc.

F 69897

RUSH

IDENTIF. REFERENCE

DEC 28 10 01 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27000.00- CO	
			70.20 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	76.70-
4247A12/28/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 69897

IDENTIFICATION REFERENCE

DEC 28 10 01 AM '79

REGISTER DAVIDSON COUNTY, TENN.

No. 733869