THIS INSTRUMENT PREPARED BY: BOSHWELL & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

BOOK 5674 PAGE 903

WARRANTY DEED

NEW OWNER(S):

129 DONELSON VENTURE
c/o Walter L. Timmons, Jr.
2 Music Circle, South
Nashville, Tennessee 37203

SEND TAX BILLS TO:

SAME

MAP PARCEL NUMBERS:

MAP 96-5
PARCEL 97

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HELEN M. BLAIR, a single person, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said WALTER L. TIMMONS, JR. and WANDA J. RYAN d/b/a 129 DONELSON VENTURE, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING a tract of land in the Third Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made June 9, 1944, by S. R. Sanford, Jr., Civil Engineer, as follows:

BEGINNING at a point in the center line of Polk Avenue at the southwest corner of a tract of land recently conveyed to Charles L. Johnston and wife, by deed from Vera Fitzpatrick, of record in Book 1283, page 314, Register's Office for said County; thence along Johnston's south line, North 85 degrees east 169 feet to a stake; thence south five degrees west 83.8 feet to a stake and post; thence South 85 degrees west 169 feet to a point in the center line of Polk Avenue; thence with the center line of the same, North 5 degrees east 83.8 feet to the point of beginning.

BEING the same property conveyed to Helen M. Blair by two deeds as follows: one from Ernest Gordon Rice and wife, Marie H. Rice, to Mary E. Blair, Helen M. Blair, and Roy Blair, of record in Book 2087, page 373, said Register's Office and one from Mary E. Blair, Helen M. Blair and Roy Blair to Helen M. Blair, of record in Book 3905, page 384, said Register's Office.

Included in the above description but excluded from this conveyance is that portion of land conveyed to the Metropolitan Government of Nashville and Davidson County by deed from Helen M. Blair, of record in Book 4160, page 757, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 129 Donelson Pike, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. I covenant that I am 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 as shown in Commonwealth Title Agency of Nashville, Inc. Commitment No. CO-80-10-2447. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 3rd day of November, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Helen M. Blair
HELEN M. BLAIR

11/36 227.50- CHECK

2976

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00 .

Walter L. Timmons
AFFIANT

Subscribed and sworn to before me, this 3rd day of November, 1980.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 1-15-83

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN M. BLAIR, the within named 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 3rd day of November, 1980.

Ronald B. Buchanan
NOTARY PUBLIC

My Commission Expires: 1-15-83

61627 recd & ent. IDENTIF. REFERENCE Nov 6 1 30 PM '80
FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
HELEN M. BLAIR,
A Single Person

TO
WALTER L. TIMMONS, JR. and
WANDA J. RYAN d/b/a
129 DONELSON VENTURE

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

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
			85000.00-	CO
			221.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	227.50-
2976A		11/06/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.6279

T
IDENTIF. REFERENCE

NOV 6 1 30 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 790484