This Instrument Prepared by:
W. SIDNEY VINSON
PUBLIC SQUARE
ERIN, TENNESSEE 37061

WARRANTY DEED

BOOK 5760 PAGE 760

Map 69-3
Par 53 Jd

SEND TAX STATEMENT TO:
Van L. Sherrill
3908 Milford Drive
Nashville, TN 37218

FOR AND IN CONSIDERATION of the sum of One Thousand and No/100 Dollars ($1,000.00) cash in hand paid to us by Van L. Sherrill, the receipt of which is hereby acknowledged, and the further consideration hereinafter set out, we, Raymond L. Blair and wife, Lalah F. Blair, have this day bargained and sold and hereby transfer and convey unto Van L. Sherrill, his heirs and assigns, the following described tract or parcel of real estate located in the _____Civil District of Davidson County, State of Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 of black "FF" on the Revised map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office of said County.
>
> Said lot No. 12 fronts 100 feet on the easterly side of Milford Road and runs back between parallel lines, 250 feet to a dead line.
>
> This being the same property conveyed to Raymond Lee Blair by the Last Will and Testament of Daisy May Blair, of record in Will Book 98, Page 303, of the Probate Clerk's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Van L. Sherrill, his heirs and assigns, forever. And we do covenant with the said Van L. Sherrill, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Van L. Sherrill, his heirs and assigns, against the lawful claims of all persons whomsoever.

As a further consideration, the amount of Fourteen Thousand and No/100 Dollars ($14,000.00) is to be paid as follows: Said amount is evidenced by a promissory note of even date herewith executed by Van L. Sherrill, payable to the order to Raymond L. Blair and/or

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23rd DAY OF June 1981.

06/23 83.50 CHECK

237

Lalah F. Blair, the principal amount of Fourteen Thousand and No/100 Dollars ($14000.00), with interest at the rate of twelve percent (12%) interest per annum, on the 16th day of July, 1981.

A Vendor's Lien is expressly retained on the property herein conveyed to secure the payment of said purchase money note, and the Grantee herein does hereby agree to keep the taxes paid before penalty accrue thereon and keep said premises insured as hereinafter set out, and should the Grantee fail so to do, the holder of the note secured may pay such sums and any amounts so expended shall be secured and collectible the same as any part of this debt.

NOW, IF SAID GRANTEE FAILS to pay said note according to the terms therein, and/or fails to pay said real estate taxes and keep said premises insured or fails to reimburse the holder of the note for any expense paid by his within thrity (30) days from the date of such tax payment, then at the option of the holder, said note may thereupon be declared due and collectible at once without notice; and the holder of said note is hereby authorized, upon advertisement according to law, to sell said property at the Courthouse in Nashville, Tennessee, at public auction for cash to the highest bidder, free from the equity of redemption and homestead, with an absolute title to the purchaser. In the event of such sale, the holder of said note may bid, buy and execute deeds; the Grantee will at once become tenants at will of the purchaser and agree to surrender possession peacefully upon demand, or possession may be had by writ of unlawful detainer.

IN THE EVENT OF A SALE HEREUNDER, the proceeds of said sale shall first be applied to the payment of all expenses incidental to the enforcement of this lien, including a reasonable attorney's fee for the collection of said note, enforcement of the lien or any litigation; and then to the payment of any unpaid taxes; then to the payment of the amount due on said note; and the balance, if any, to be paid to the Grantee as his interest may appear.

It is agreed as a condition of this instrument that the Grantee will keep the building on the land insured in some reliable insurance company acceptable to the holder of the note in an amount

of the full insurable value with a loss payable clause in the policy requiring that any funds received because of a loss shall be paid on the note herein secured.

IN WITNESS WHEREOF, we have set our hands on this 15th day of June, 1981.

Raymond L. Blair
Raymond L. Blair

Lalah F. Blair
Lalah F. Blair

Van L. Sherrill
Van L. Sherrill

STATE OF TENNESSEE)
)
COUNTY OF HOUSTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lalah F. 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 Town Ridge, Tennessee, this 15 day of June, 1981.

Karen Tomlinson Harris
Notary Public

My commission expires: Oct, 1984

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond L. Blair and Van L. Sherrill, the bargainors, 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 16th day of June. 1981.

Notary Public

My commission expires: 7-17-83

RUSH

IDENTIFICATION REFERENCE

JUN 23 10 19 AM '81

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

G.4.7-6 1 4

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5760 PAGE 763

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
			15000.00- CO	
			14000.00- MO	
			39.00 CO TX	
			12.00 MO TX	
			.50 PRFEE	
			9.00 MISC	
			CHECK	60.50-
			2871AC6/23/81 33L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4. 7-6 1 4

IDENTIF. REFERENCE

JUN 23 10 29 AM '81

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 828923