Prepared By:
[illegible] ROBERT
[illegible], Herbert & Crawford
[illegible] Floor, L & C Tower
[illegible]ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
140-38	E. Steve Scales	New Owner
		BOOK 6022 PAGE 295
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-32575	8676 Poplar Creek Road	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,

MICHAEL ALLAN BLACKMER and wife, ANITA K. BLACKMER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto E. STEVE SCALES

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 a tract of land in the 9th Civil District of said County, containing 2 acres, more or less, and shown on the Plan of Taylor Subdivision, as of record in Book 5060, page 24, described as follows:

BEGINNING at a point, the east bank of a tributary to Poplar Creek; running thence south 28 degrees 03 minutes west 93.60 feet; thence south 5 degrees 14 minutes 213.70 feet with Bailey to a point on the west bank of said creek;thence south 15 degrees 03 minutes west 223.80 feet to a point on the west bank of said creek in Bailey's lines; thence north 76 degrees 03 minutes 42 seconds west 138.98 feet with other land of grantors to a stake; thence north 8 degrees 00 minutes west 305.30 feet to a stake; thence north 30 degrees 00 minutes east 214.50 feet to a stake in the Snow line; thence with Snow, south 87 degrees 00 minutes east 192.00 feet to the point of beginning and containing 2 acres, more or less, according to a survey made by Donald R. Carver, Surveyor, dated July 17, 1976.

Being the same property conveyed to Michael Allan Blackmer by deed from Allan C. Taylor and wife, Mary S. Taylor, as of record in Book 5041, page 745, and by deed of correction of record in Book 5066, page 329, and Quitclaim Deed of record in Book 5896, page 748, said Register's Office. ***See Below

Attorney-in-fact for the said Anita K. Blackmer by Power of Attorney being recorded simultaneously herewith.

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 1983 taxes which have been prorated and assumed by Grantees.

***Grantors further grant and convey all of their right, title and interest in that certain ingress and egress easement to the foregoing described property over an easement described instrument of record in Deed Book 5041, page 744, Register's Office.

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 11th day of March, 1983

Anita K. Blackmer

Michael Allan Blackmer

By: Michael Allan Blackmer, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6322 PAGE 256

On this 11th day of March, 1983, before me personally appeared Michael Allan Blackmer, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Anita K. Blackmer, and acknowledged that he executed the same as the free act and deed of the said Anita K. Blackmer.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My commission expires: 7-21-83

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 $75,500.00

Affiant Mary Ann Scales

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 1983

MY COMMISSION EXPIRES: 7-21-83 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

MICHAEL ALLAN BLACKMER

AND WIFE

TO

E. STEVE SCALES

H 3 6 5 8 5

IDENTIF. REFERENCE

MAR 16 3 33 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
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

BOOK 6022 PAGE 297

RECEIVED OF _____

FOR _____

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

75000.00- CO
196.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 202.80-
3802A03/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 6 5 8 5

IDENTIF. REFERENCE

MAR 16 3 33 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935741