BOOK 6042 PAGE 145

FORM NO. WD-1

H 43266

IDENTIF. REFERENCE

RUSH

APR 21 1 25 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ DIVISION of Property CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,275.00

Jerry W. Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 1983

Betty Hess
Notary Public

MY COMMISSION EXPIRES: Register
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Blair (NAME)	Same (NAME)	Map 90-12 Par 359 91-3-12 Jo
6010 Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ We, Robert L. McGowan and wife, Peggy McGowan

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, all our right, title and interest in and to A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham and Davidson Counties ~~DAVIDSON COUNTY~~, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 1: Land in the 9th Civil District of Cheatham County, Tennessee, described as follows: BEING Lot No. 1 and Lot No. 2 of Hidden Coves Estates, Section 1, on the plan of said subdivision, of record in Plat Book 2, page 60, Register's Office for Cheatham County, Tennessee, to which record reference is here expressly made.

TRACT NO. 2: BEING Lots Nos. 1, 3 and 4, Hidden Coves Estates, Section 2, on the plan of said subdivision, of record in Plat Book 2, page 98, Register's Office for Cheatham County, Tennessee, to which record reference is here expressly made.

TRACT NO. 3: BEING Lot No. 15 on the unrecorded plan of Hidden Coves Estates; BEGINNING at a point in the centerline of Overlook Drive, the same being the common corners of Lots Nos. 11, 15 and 20 on said plan; thence South 2° 38' 11" East 425.48 feet to an iron pin; thence South 2° 39' 25" East 495 feet to a point in Caney Branch; thence with Caney Branch, North 86° 50' 01" West 123.62 feet and South 75° 03' 03" West 143.90 feet; thence North 1° 11' 59" East 783.22 feet to an iron pin in the centerline of Overlook Drive; thence North 0° 45' 21" East 298.29 feet to a point; thence South 49° 43' 57" East 161.04 feet to a point; thence South 70° 19' 43" East 81.49 feet to the beginning, containing 5.16 acres, more or less.

TRACT NO. 4: BEING Lot No. 14 on the unrecorded plan of Hidden Coves Estates, Section 3; BEGINNING at a point in the west line of Lot No. 15 of said subdivision, and in the centerline of Overlook Drive; thence South 1° 11' 59" West 783.22 feet to a point in Caney Branch; thence with Caney Branch as follows: North 55° 31' 47" West 124.31 feet; North 74° 59' 26" West 102.71 feet; North 84° 52' 26" West 51.26 feet; and South 78° 53' 11" West 76.02 feet to a point; thence North 2° 14' 52" West 616.93 feet to a point; thence with the centerline of a cul de sac and Overlook Drive, as follows: North 69° 25' 58" East 56.12 feet; North 85° 20' 09" East 67.02 feet; North 76° 43' 06" East 75.69

(description continued on attached sheet)

This is ~~unimproved~~ ( ) improved ( ) property, known as _____ (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 April, 1983

Robert L. McGowan

Peggy L. McGowan

STATE OF TENNESSEE
Davidson County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. McGowan and wife, Peggy McGowan

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 Ashland City, Tennessee, this 21 day of April 19 83

Commission expires 1-12-1985

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

ROBERT L. McGOWAN et ux

TO

JERRY W. BLAIR

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register 4-21, 1983
I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at 11:45 o'clock A.M., on 4-21, 1983; entered in Note Book 1, Page 146, and recorded to Book No. 222, Page 824, The following amounts were paid under receipt No. 12837

STATE TAX: DEEDS: $ _____
STATE TAX: MTGS.: $ _____
PROBATE FEE: $ _____
RECORDING FEE: $ 00
TOTAL: $ 00

Betty J. Ross Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

feet; South 87° 54' 17" East 70.02 feet; North 66° 51' 22" East 61.98 feet; and North 72° 14' 29" East 50.36 feet to the beginning, containing 5.34 acres, more or less.

Tracts Nos. 1, 2, 3, and 4 being a part of the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from Harry G. Notgrass, of record in Book 186, page 416, Register's Office for Cheatham County, Tennessee.

TRACT NO. 5: Land in the 1st Civil District of Cheatham County, Tennessee, described as follows: BEGINNING at an iron pin in the south margin of Tucker Drive near its intersection with Stratton Blvd.; thence with the south margin of said Tucker Drive, South 75° East 425 feet to an iron pin at the end of a curve in said street; thence around said curve to the left a distance of 70 feet, more or less, to an iron pin, R. A. Tucker and Staton Poole's corner; thence with said Poole's west line, leaving Tucker Drive, a southerly direction 180 feet to an iron pin in the north margin of a 35 foot easement reserved by F. C. Stratton; thence a northwesterly direction 77 feet to an iron pin; thence North 75° West 250 feet to an iron pin; thence North 64° West 100 feet to an iron pin; thence North 75° West 100 feet to an iron pin; thence North 18° East 150 feet to the point of beginning. Being Lots Nos. 48, 49, 50, 51 and 52A on Section 5, Stratton Hills, on unrecorded plat prepared by John Bates.

BEING the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from F. C. Stratton, a widower, of record in Book 160, page 459, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to the driveway leading to the property of Staton Poole, as same now exists across Lot No. 52A.

TRACT NO. 6: Land in the 3rd Civil District of Cheatham County, Tennessee, described as follows: BEING Lots Nos. 30 and 31 of Valley View Subdivision, as shown on the plan of said subdivision, of record in Book 114, page 277, Register's Office for Cheatham County, Tennessee, to which record reference is here expressly made.

There is INCLUDED in the above acreage, description and boundaries, but EXPRESSLY EXCLUDED from this conveyance, a portionof Lot No. 3 heretofore conveyed to William Ervin Colvin and wife, Mary Colvin, of record in Book 189, page 703, said Register's Office, said portion of Lot No. 30 being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Vernon Avenue, being the southeast corner of said Lot No. 29; thence South 74° 58' West 245.15 feet to an iron pin; thence North 11° 56' East 209.0 feet to an iron pin being the northwest corner of said Lot 29; thence North 85° 33' East 203.1 feet to an iron pin in the westerly margin of Vernon Avenue; thence South 16° 18' West 115.0 feet to an iron pin; thence South 26° 48' East 51.87 feet to an iron pin being the point of beginning.

BEING a part of the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from Alvin C. Rose, Jr. and wife, Jeanne R. Rose, of record in Book 184, page 733, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to restrictions of record in Book 114, page 279, said Register's Office.

TRACT NO. 7: Land in Davidson County, Tennessee, being the westerly half of Lot No. 7 on the Plan of the resubdivision of Lots Nos. 5 to 8 inclusive in the subdivision of Lot No. 21 of the B. F. Cockrill Farm, of record in Book 421, page 21, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, July, 1946, as follows:

BEGINNING on the southerly margin of Robertson Avenue, at the northeast corner of the property conveyed to W. A. Horton and wife, by deed from A. N. Binkley and wife, of record in Book 1879, page 269, said Register's Office, being the corner of Lots Nos. 7 and 8; thence with the line between said two lots, southwardly 258.2 feet to the northerly line of Lot No. 9; thence with the line between Lots Nos. 7 and 9, eastwardly 90 feet; thence northwardly 251.2 feet to the southerly margin of Robertson Avenue; thence with said Avenue, westwardly 90.1 feet to the beginning.

BEING the same property conveyed to Jerry W. Blair and Robert L. McGowan, Sr., by deed from Murelene Heatherly and Lilly Mai Boggus, of record in Book 4894, page 148, Register's Office for Davidson County, Tennessee.

(description continued on attached sheet)

(description continued)

TRACT NO. 8: Land in Davidson County, Tennessee, being Lot No. 1208 and all of Lot No. 1206, except that part in Centennial Boulevard, of Block 44, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of California Avenue, at the corner of Lots Nos. 1208 and 1210; thence with the southerly margin of said Avenue, easterly 35.6 feet to the southwesterly margin of Centennial Boulevard; thence with the margin of said Boulevard, southeasterly 15 feet to the line between Lots 1204 and 1206; thence with said line, southerly 140 feet to the northerly margin of an alley; thence with said alley, westerly 50 feet to the corner of Lots Nos. 1208 and 1210; thence northerly with the line between said two lots, 150 feet to the beginning.

BEING the same property conveyed to Jerry W. Blair and R. L. McGowan, by deed from J. G. Edwards and wife, Inez Edwards, of record in Book 4784, page 625, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is to partition lands owned by the parties as tenants in common.