This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

# WARRANTY DEED

Mail

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel M. Blair et ux | same | 14D 20205 |
| (NAME) 113 Gloria Circle | (NAME) | 30-164 |
| (STREET ADDRESS OR ROUTE NUMBER) Ashland City, TN. 37015 | (STREET ADDRESS) | |
| A (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ---------- ( $10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6118 PAGE 100

I, ROY KEITH McCLANAHAN, single,

*have this day bargained and sold, and do hereby transfer and convey unto the said* DANIEL M. BLAIR AND WIFE, MARGARET S. BLAIR, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Tract No. 7 of Vera Frances Webb property not of record, described according to a survey of Ragan-Smith & Associates, Inc. dated 7-6-77.
Beginning at a point on Seymour Hollow Road; thence N 2° 29' 47" W 332.0 feet to a point; thence N 48° 26' 03" W 96.45 feet; thence N 21° 25' 13" W 228.14 feet; thence N 13° 57' 20" W 704.4 feet to a point; thence 83° 29' 59" E 205.54 feet to an iron pin; thence S 31° 57' 40" E 90.0 feet to an iron pin; thence S 42° 27' 40" E 75.0 feet to an iron pin; thence S 21° 57' 40" E 100.0 feet to an iron pin; thence S 22° 57' 40" E 200.0 feet to an iron pin; thence S 4° 38' 04" E 841.0 feet to a point in Seymour Hollow Road; thence S 81° 36' 28" W 147.63 feet to the point of beginning.

Being the same property conveyed to Roy Keith McClanahan by deed from Vera Frances Webb, unmarried, of record in Book 5374, page 171, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 11 day of August 19 83

Affiant

My commission expires: Apr. 16, 1986 (Affix Seal)

Notary Public

J. SIMPKINS NOTARY PUBLIC STATE OF TENNESSEE LARGO

This is unimproved (XX) improved ( ) property, known as Seymour Hollow Road (House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Daniel M. Blair and wife, Margaret S. Blair, their *(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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Daniel M. Blair and wife, Margaret S. Blair, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* this 11th *day of* August, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy Keith McClanahan

Roy Keith McClanahan

08/18 45.50 - CHECK

621

BOOK 6118 PAGE 101

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Roy Keith McClanahan, single,

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Hendersonville, Tennessee
*this* 11th *day of* August, *19* 83

D. D. Simpkins
*Notary Public*

*Commission expires* Apr. 16, 1986

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* .....*a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... .....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

**WARRANTY DEED**

FROM

ROY KEITH McCLANAHAN, single

TO

DANIEL M. BLAIR ET UX

Return To:
Jack Simpkins Realty Co.
327 WEST MAIN
HENDERSONVILLE, TENN. 37075

FELIX Z. WILLIAMS, JR. REGISTER
DAVIDSON COUNTY, TN
AUG 10 8 20 AM '83

IDENTIF. REFERENCE

Compliments of
**Madison Title Company**
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
**Chicago Title Insurance Company**
CHICAGO, ILLINOIS

G-20669

H 67832

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6118 PAGE 102

| | | |
|---|---|---|
| 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 | |
| | | | 39.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 45.50- |
| 062 | AD | 8/16/83 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.7 8 3 2

IDENTIF. REFERENCE

AUG 18 ' 83 @ 20 AM

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 972113