ADDRESS NEW OWNER (s) AS FOLLOWS

Ronald J. Blanchette
313 Hadley Avenue
Old Hickory, TN. 37138

Send Tax Bills To:
Same as Above

This Instrument Prepared by:

U. L. McDonald
120 Provident Building
Chattanooga, Tennessee 37402
Tel: 615/266-6136

Map 44-11
Par. 50.1

W A R R A N T Y D E E D

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U. L. McDonald, Pauline Newsom, Odell Mentzer, Annette Burgess and Robert Wayne McDonald, hereinafter called "GRANTORS", hereby declare:

That prior to April 13, 1982, Ruth McDonald and Clara McDonald owned the property known as 313 Hadley Street, Old Hickory, Tennessee, it being the same property described in this Deed, as tenants in common; that Ruth McDonald died testate on April 13, 1982, and her Will probated in the Probate Court of Davidson County, Tennessee; that Clara McDonald died on August 6, 1983, and that her Will has been probated in the Probate Court of Davidson County, Tennessee; that Annette Burgess and Robert Wayne McDonald are the only children of Robert McDonald, deceased; that the GRANTORS are the beneficiaries and legatees of the property known as 313 Hadley Street, Old Hickory, Tennessee, under the terms of the Will of Clara McDonald.

Now for and in consideration of One and no/100 ($1.00) Dollar and other good and valuable consideration, the GRANTORS grant, sell and convey unto Ronnie Blanchette and wife, Judith Blanchette, GRANTEES, in fee simple, the following described property in Davidson County, Tennessee, more particularly described as follows:

> "Being the Southerly Part of Lot No.91, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, and on plat showing Revision of Easements recorded October 28, 1949 in Book 1762, Page 558, in Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Starting with a concrete monument located in the easterly margin of Hadley Avenue and being 17.1 feet north of the southwest corner of Lot No.91, and running thence the following courses and distances: (1) North 32° 49' East 28.7 feet to a concrete monument; thence (2) Around a curve to the left having a radius of 164.4 feet for a distance of 47.8 feet to an iron pin; thence (3)

South 72° 26' East 304.1 to an iron pin; thence (4) South 0° 47' West 80.6 feet to a concrete monument at the north end of a return; thence (5) Around a curve to the right having a delta angle of 90° 25' and a radius of 25 feet for a distance of 39.4 feet to a concrete monument; thence (6) North 88° 48' West 89.2 feet to an iron pin; thence (7) In a northwesterly direction along the southerly boundary of Lot No.91 for a distance of 246.3 feet to an iron pin in the easterly margin of Hadley Avenue; thence, (8) Around a curve to the right having a radius of 570.5 feet for a distance of 17.1 feet to a concrete monument and the point of beginning, containing 0.86 acres, more or less:

SUBJECT to and/or reserving four (4) special utility easements, three (3) five (5) feet wide for sewers and on (1) ten (10) feet wide for electricity and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements are expressly reserved to the Grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan as revised, which is made a part of this description by reference thereto."

This being the same property conveyed unto Clara McDonald, Ruth McDonald and James McDonald by Deed dated 25 November 1949, recorded in Book 1781 at Page 188 of the office of the Register of Deeds, 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 GRANTEES, their heirs and assigns, forever.

AND GRANTORS do hereby covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as to the easements enumerated in the description.

AND THE GRANTORS do hereby further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land and to the said Ronnie Blanchette

and wife, Judith Blanchette, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Shannon McDonald, wife of U. L. McDonald, Elmer Newsom, husband of Pauline Newsom, Donald Mentzer, husband of Odell Mentzer, Lynn Burgess, husband of Annette Burgess and Kathleen McDonald, wife of Robert Wayne McDonald, join in this conveyance and convey all their rights, title and interest in said property unto the GRANTEES.

U. L. McDonald

Shannon McDonald

Pauline Newsom

Elmer Newsom

Odell Mentzer

Donald Mentzer

Annette Burgess

Lynn Burgess

Robert Wayne McDonald

Kathleen McDonald

STATE OF TENNESSEE]
COUNTY OF HAMILTON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, U. L. McDonald and Shannon McDonald with whom I am personally acquainted and who acknowledged they executed the foregoing deed for the purposes therein contained.

Executed this 27th day of September, 1983.

Notary Public

My Commission Expires: 3-19-86

STATE OF TENNESSEE]
COUNTY OF ~~BENTON~~ Davidson]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Pauline Newsom and Elmer Newsom with whom I am personally acquainted and who acknowledged they executed the foregoing deed for the purposes therein contained.

Executed this 29th day of September, 1983.

Notary Public

My Commission Expires: 9/28/86

STATE OF OHIO]
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Odell Mentzer and Donald Mentzer with whom I am personally acquainted and who acknowledged they executed the foregoing deed for the purposes therein contained.

Notary Public

My Commission Expires: 3-11-84

STATE OF MARYLAND]
COUNTY OF WICOMICO

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Annette Burgess and Lynn Burgess with whom I am personally acquainted and who acknowledged they executed the foregoing deed for the purposes therein contained.

Executed this 23rd day of September, 1983.

Virginia B. Powell
Notary Public

My Commission Expires: 7-1-86

STATE OF NORTH CAROLINA]
COUNTY OF PITT

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Wayne McDonald and Kathleen McDonald with whom I am personally acquainted and who acknowledged they executed the foregoing deed for the purposes therein contained.

Executed this 19 day of September, 1983.

Vickie J. Mills
Notary Public

My Commission Expires: 10-4-84

IDENTIFICATION REFERENCE
Nov 17 2 23 PM '83
11,700

STATE OF

COUNTY OF

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I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $60,000 00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

U. L. McSmith

Affiant ~~Grantee~~

Subscribed and sworn to before me on the 10th day of Nov 1983

Notary Public

My Commission expires: 4/16/76

SEAL

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

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 171.50-
3434A11/17/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87060

IDENTIF. REFERENCE

Nov 17 2 23 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.994228