Instrument Prepared By:
D. S. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
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
103-4-110	Blair Realtors, Inc.	New Owner 6010 Charlotte Avenue Nashville, TN. 37209
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. BOOK 6254 PAGE 70
25W-09030	144-46th Avenue, North	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,

JANE C. REEDER and husband, DALE REEDER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BLAIR REALTORS, INC.

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 the north half of Lots Nos. 11 and 12 in Block 3 on the Plan of Sylvan Park Subdivision, which plan is of record in Book 332, page 104, more fully described as follows:

BEGINNING at a point in the east margin of 46th Avenue, North, said beginning point being 80 feet north of the northeast corner of 46th Avenue, North and Utah Avenue; running thence at right angles easterly, along the north line of the property heretofore conveyed to Marie Ridge, 110 feet to a point in the east line of Lot 11; thence at right angles north along the line dividing Lots 10 and 11, 80 feet to the south margin of an alley; thence at right angles west along the south margin of said alley 110 feet to the east margin of 46th Avenue, North; thence at right angles south along the east margin of 46th Avenue, 80 feet to the point of beginning.

Being the same property conveyed to Jane C. Reeder by deed from W. Mack Cox, as of record in Book 4993, page 962.

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.

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 2nd day of March, 19 84

Dale Reeder

Jane C. Reeder
Jane C. Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6254 PAGE 71

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Pamela G. Lampley

Dale Reeder

(the bargainor(s)), 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 Nashville, Tennessee, this, the 12th day of March, 1984.

Pamela G. Lampley
Notary Public

My commission expires: 4-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Jane C. Reeder

the bargainor(s), 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 Nashville, Tennessee, this, the 15 day of March, 1984.

N T Clinton
Notary Public

My commission expires: 1-20-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 33,000.00 Amount

Jimmy Blair

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 1984

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

N T Clinton
Notary Public

WARRANTY DEED

FROM

JANE C. REEDER AND HUSBAND

TO

BLAIR REALTORS, INC.

I 10327

IDENTIF. REFERENCE

MAR 21 2 57 PM '84

FELIX A. ELLINGTON III REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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

RECEIVED OF _____ BOOK 6254 PAGE 72

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

33000.00- CAMT.
65.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 92.30-
1918A03/21/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 0 3 2 7

IDENTIF. REFERENCE

MAR 21 2 27 PM '84

No. 21878