This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Margaret S. Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 84.

Jane K. Owen
Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET S. BLAIR (NAME)	OWNER (NAME)	26-9
525 Donald Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11
Goodlettsville, Tn. (CITY) (STATE) 37072 (P.O. ZIP)	(CITY) (STATE) (ZIP)	GO 07236

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, DONALD J. RABIDEAU, unmarried, and KEITH W. McKERROW, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGARET S. BLAIR, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 5 and the south one-half of Lot No. 6 on the Map of Clark Place, Section V, of record in Book 2331, page 159, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of said Lot No. 6 adjoin and front together 157 feet on the west side of Donald Avenue and run back between lines, 238.7 feet on the south line of Lot No. 5 and 236 feet on the north line of part of Lot No. 6 to a dead line in the rear on which it measures 205.06 feet.

Being the same property conveyed to Donald J. Rabideau, unmarried, and Keith W. McKerror, unmarried, partly by deed from Frank R. Tinnon and wife, Sara W. Tinnon, of record in Book 4561, page 766, and partly by deed from Tom Mosier, Trustee, of record in Book 5758, page 750, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 525 Donald Avenue, Goodlettsville, Tennessee 37072
(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 hand s this 27th day of November, 19 84

Donald J. Rabideau
DONALD J. RABIDEAU

Keith W. McKerrow
KEITH W. McKERROW

11/30 232.30- CHECK

1162

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald J. Rabideau and Keith W. McKerrow

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of November, 19 84.

Commission Expires October 19, 1986

Jane T. Dunn, Notary Public.

STATE OF

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 purpose 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 , Tennessee.

on this the day of , 19

My commission expires

Notary Public

I 6 6 7 9 4

IDENTIF. T. REFERENCE

Nov 30 9 55 AM '84

REGISTER
DAVIDSON COUNTY, TN

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

75500.00- CAMT.
196.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 202.80-
1162A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 7 9 4

IDENTIF. REFERENCE

NOV 30 9 55 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0089093