BOOK 6471 PAGE 687

I-75966

IDENTIF. REFERENCE

JAN 10 11 09 AM '85

FELIX A. ROBERTSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value whichever is greater, for this transfer is $61,000.00.

Jerry W. Blair

Jerry W. Blair, Affian

Subscribed and sworn to before me this the 7 day of January 1985.

Notary Public

My Commission Expires: 1-20-85
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:

Claude Callicott, Attorney, 513 Nashville City Bank Bldg., Nashville, TN 37201

Address new owners as follows:	Send tax bills to:	Map-Parcel Numbers
Jerry W. Blair and wife Joy S. Blair 6597 Jocelyn Hollow Road Nashville, TN 37205	SAME	Map 155 Parcels 51, 54 and part 53

CHANCERY COURT DEED

Christina Norris, Clerk and Master

TO

Jerry W. Blair and wife Joy S. Blair

The property hereinafter described was purchased by Jerry W. Blair at a Chancery Court sale conducted for the Court by Clive Anderson Realty and Auction Company on November 3, 1984. The purchase price was Sixty One Thousand Dollars ($61,000.00). The purchaser complied by paying Nine Thousand One Hundred Fifty Dollars ($9,150.00) (15%) to Clive Anderson Realty and Auction Company on the date of the sale and the balance of Fifty One Thousand Eight Hundred Fifty Dollars ($51,850.00) to the Clerk and Master on November 26, 1984. Jerry W. Blair requested that the deed be made to Jerry W. Blair and wife, Joy S. Blair. The sale was confirmed by an Order of the Chancery Court filed and entered on December 13, 1984 which said Order directed the Clerk and Master to execute, acknowledge and deliver a Deed conveying said property to Jerry W. Blair and wife, Joy S. Blair.

Accordingly in obedience to said Order which was signed by the Honorable Robert S. Brandt, Chancellor filed and entered on December 13, 1984 as above noted and recorded in Minute Book 30, page 234 in the case of Coleman Brown vs. Myra Ann Barksdale, et al, Chancery Court number 82-1608-III, I Christina Norris, Clerk and Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County, in consideration of the payment of said purchase price in the amount of Sixty One Thousand Dollars ($61,000.00) do hereby grant, transfer and convey unto the said Jerry W. Blair and wife, Joy S. Blair, their heirs and assigns, two tracts of land both located in Davidson County, Tennessee described as follows:

TRACT ONE:
The 26.94 acres tract located on the West side of McCrory Lane more particularly described as follows:

Land in the Ninth and Fourteenth Civil District of Davidson County, Tennessee, bound in general by Chaffin and Bell, on the North, McCrory Lane on the East and by property of the Brown heirs on the South and by Smith and Chaffin on the West, and being more accurately described according to a survey of C. K. McLemore, dated June, 1983 and May, 1984 as follows:

BEGINNING at an iron post in the west margin of McCrory Lane at Bell's Southeast corner; thence with Bell's southern property line, North 82° 30 minutes 00 seconds West, passing at 315 feet (more or less) his southwest corner and Chaffin's southeast corner and continuing a total length of 543.00 feet;

thence continuing with the following fourteen calls along Chaffin's southern line following closely a meandering fence line; North 69 degrees 31 minutes 02 seconds West 46.1 feet; North 58 degrees 34 minutes 02 seconds West 56.6 feet; North 52 degrees 58 minutes 13 seconds West 181.2 feet; North 65 degrees 41 minutes 46 seconds West 28.9 feet; North 79 degrees 12 minutes 06 seconds West 18.2 feet; North 84 degrees 33 minutes 17 seconds West 90.2 feet; North 80 degrees 59 minutes 10 seconds West 139.9 feet; North 56 degrees 31 minutes 53 seconds West 269.2 feet; North 65 degrees 21 minutes 24 seconds West 311.1 feet; North 76 degrees 23 minutes 53 seconds West 226.0 feet; South 84 degrees 34 minutes 20 seconds West 266.5 feet; South 67 degrees 10 minutes 51 seconds West 50.6 feet; South 73 degrees 01 minutes 48 seconds West 112.4 feet South 68 degrees 57 minutes 38 seconds West 70.2 feet to a corner post, an interior corner of Chaffin; thence South 2 degrees 23 minutes 50 seconds West 419.5 feet to an iron pin thence South 79 degrees 44 minutes 14 seconds East 1,753.7 feet to an iron pin; thence South 70 degrees 03 minutes 28 seconds East 900.0 feet to a pin in the westerly margin of McCrory Lane; thence in a northerly direction with the westerly margin of McCrory Lane with a gradual curve to the left 627.7 feet to an iron pin, being the point of beginning, said tract containing 26.94 acres, more or less.

Being a part of that tract of land which was conveyed to Philip Brown by deed from Margaret C. Stover of record in Book 280, page 578 Register's Office for Davidson County, Tennessee and is a part or all of that tract of land which was conveyed to Philip Brown heirs by deed from W. J. McCrory and wife of record in Book 785, page 280 Register's Office for Davidson County, Tennessee.

TRACT TWO:

The 1.03 acres tract located on the east side of McCrory Lane more particularly described as follows:

Land lying wholly within the Ninth Civil District, Davidson County, Tennessee, and bound on the north and east by the center line of the Old abandoned McCrory Lane and on the West by the east margin of McCrory Lane and being more particularly described according to a survey by C. K. McLemore, dated June, 1983, as follows:

BEGINNING in the east margin of the existing McCrory Lane in the center of the old abandoned lane; thence with said east margin with a curve to the right of radius 985.37 feet with a D of 5 degrees 48 minutes 03 seconds to an iron post, (chord-South 27 degrees 20 minutes 48 seconds East 466.68 feet); thence with the center of the old abandoned lane, North 7 degrees 35 minutes 48 seconds East 383.0 feet to an iron post; thence with said center line, North 82 degrees 30 minutes 00 seconds West 267.3 feet to the point of beginning, and containing 1.03 acres, more or less.

Being a part of the property conveyed to Philip Brown by deed from Margaret C. Stover of record in Book 280, page 578 Register's Office for Davidson County, Tennessee, the said Philip Brown having since died.

To have and to hold the said two tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging, to the said Jerry W. Blair and wife Joy S. Blair, their heirs and assigns forever.

This conveyance of Tract One, the 26.94 acres tract, is made subject to the following provisions:

(a) The Grantees acquire title free of taxes for the year 1984 and for all prior years.

(b) Grantees acquire title subject to all applicable zoning regulations.

(c) The Grantees acquire title to the 26.94 acres tract subject to a 300 feet wide Tennessee Valley Authority easement across the rear portion of said tract and subject to all visible easements, if any, for utilities including poles, wires, lines, guys, anchors and other facilities along McCrory Lane.

This conveyance of Tract Two, the 1.03 acres tract, is made subject to the following provisions:

(a) The Grantees acquire title free of taxes for the year 1984 and for all prior years.

(b) Grantees acquire title subject to all applicable zoning regulations.

(c) The Grantees acquire title to the 1.03 acres tract subject to all such rights, if any, as the public or such right, if any, as any individual may have in any roads, lanes or highways located on said tract and subject to all visible eastments for utilities including poles, wires, lines, guys, anchors and other facilities.

Witness my hand this 31st day of December, 1984.

Christina Norris
CHRISTINA NORRIS, Clerk and Master
of the Chancery Court for the
State of Tennessee, Seventh Division,
Davidson County

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Dana Herrera, a Notary Public in and for said County and State, the within named Christina Norris, Clerk and Master of the Chancery Court for Davidson County, Tennessee, the bargainor, 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 31st day of December, 1984.

Dana Herrera
Notary Public

My Commission Expires: July 17 1988.

01/11/85 10:10 CHECK

3560

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

RECEIVED OF _____

FOR _____

BOOK 6471 PAGE 900

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
			61000.00- CAMT.	
			168.60 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 168.10-	
2560A01/10/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 5 9 6 6

IDENTIF. REFERENCE

JAN 10 11 00 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100209