This instrument prepared by
Alvin B. Collins, Atty
Murfreesboro, Tenn. 37130

BOOK 6514 PAGE 696

State of Tennessee)
)
Davidson County)

FOR AND IN CONSIDERATION Of Twenty-four Thousand & No/100 ($24,000.00) Dollars cash in hand to me paid, the receipt of which is hereby acknowledged, I, DAISY B. GRAHAM, who was formerly Daisy B. Higgins, they being one and the same person, have bargained and sold and do hereby transfer and convey unto JERRY W. BLAIR and wife, JOY S. BLAIR, their heirs and assigns, a certain lot or parcel of real estate, situate and lying and being in the County of Davidson in the State of Tennessee, more particularly described as follows, to wit:

BEING KNOWN AND DESIGNATED AS #3619 Nebraska Avenue and being a part of Lot No. 164 on the plan of West Grove Subdivision as of record in the Registers Office of Davidson County, Tennessee, in Deed Book 421 page 109 and more particularly described as BEGINNING At a stake on the South side of Nebraska Avenue, said point being the northeast corner of LOT No. 164; thence southerly along the line between Lots Nos. 164 and 197 on said plan, a distance of 105 feet to a stake on said line; thence westerly along the line between Lots Nos. 164 and 163 a distance of 54 feet 6 inches to a stake; thence northerly 88 feet to a stake on the South side of Nebraska Avenue; thence easterly 50 feet to the beginning, and being identically the same real estate as that conveyed by Mrs. J. B. Higgins, a widow, to James B. Higgins and wife, Daisy B. Higgins, by deed dated August 27, 1940 of record in said Registers Office in Book 1157 page 261-2. (Map & Par. 25 W 05135) The said James B. Higgins died December 31, 1959 leaving surviving him his widow, Daisy B. Higgins, as surviving tenant by the entirety as sole owner of said property, who is now married to Roy A. Graham who joins in this conveyance.

TO HAVE AND TO HOLD Said lot or parcel of real estate, with the appurtenances, estate, title and interest thereto belonging, unto the said JERRY W. BLAIR and wife, JOY S. BLAIR, their heirs and assigns, forever.

I DO COVENANT With said grantees that I am lawfully seised and possessed of said real estate in fee simple; have a good and legal right to convey the same and that it is unencumbered except for the current realty taxes which are to be prorated between the parties hereto as of the date actual possession is given; subject nevertheless to existing building restrictions, easements and/or zoning ordinances; the joint right and use of adjacent property owner to use the one sewer line from property to street and with the understanding that said property is sold and conveyed in its "as is" condition.

AND I DO FURTHER COVENANT And bind myself, my heirs and representatives to warrant and forever defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. And I, ROY A. GRAHAM do hereby join in this conveyance for the purpose of and I do hereby fully release and convey unto said grantees, all my right, title, claim and interest in and to said real estate that I might have acquired by virtue of my marital relationship with the grantor herein but I make no covenants nor warranties pertaining to said real estate. This the 18th day of February, 1985.

Mail tax notices to
Jerry W. Blair
6010 Charlotte Ave
Nashville, TN 37209

Daisy B. Graham
Roy A. Graham

STATE OF TENNESSEE RUTHERFORD COUNTY:ss

Personnally appeared before me, Alvin B. Collins, a Notary Public in and for said State and County, the within named, Daisy B. Graham and husband, Roy A. Graham, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND And Official Seal at Murfreesboro, Tennessee, this February 18th, 1985.

Alvin B. Collins
Notary Public.

My Com. Exp.
June 23, 1986

ALVIN B. COLLINS NOTARY PUBLIC

$24,000.00

Daisy B. Graham

18th

February, 1985.

My Com. Exp.
6/23/1986.

Alvin B. Collins

Daisy B. Graham, et vir
Roy. Graham

To (Warranty Deed)

Jerry W. Blair, et ux

Return Box 36
artal, Killen, Herbert

ALVIN B. COLLINS
ATTORNEY AT LAW
MURFREESBORO, TENNESSEE

I 9 0 6 1 9

IDENTIF. REFERENCE

MAR 20 3 49 PM '85

FELIX Z. HUDSON JR. REGISTER
DAVIDSON COUNTY, TN

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552 03/20 68.90- CHECK

Box #36

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

24000.00- CAMT.
62.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 68.90-
0562A03/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.9.0.6.1.9

IDENTIF. REFERENCE

MAR 20 3 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117686