This Instrument Prepared By:
Dale L. Stegall, Esq.
Harwell Barr Martin & Stegall
A Professional Corporation
172 Second Avenue, North
Nashville, Tennessee 37201
(615) 256-0500

WARRANTY DEED

Address of New Owner:	Tax Bills:	Map-Parcel No.:
Jerry W. Blair, et. ux. 6010 Charlotte Avenue Nashville, TN 37209	(Same as Owner)	90-12 Par 57

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I WALTER L. TIMMONS, JR., TRUSTEE, with full power to transfer and encumber without joinder of any beneficiary (hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto JERRY W. BLAIR and wife, JOY S. BLAIR (hereinafter called the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being Lots 2 & 3 and part of an abandoned alley as shown on the plan of Subdivision of Lot 28 and part of Lot 30, of the B. F. Cockrill Estate as of record in Book 332, Page 002, Register's Office for Davidson County, Tennessee, and being described by survey of Barry Greer & Associates, dated June 30, 1980, as follows:

> Beginning at an iron pin set at the intersection of the east right of way of Croley Drive and the North right of way of Robertson Avenue and proceeding as follows; with said right of way of Croley Drive, N 04° 00' E, 152 feet to an iron pin set at the southwest corner of Lot 11, thence with the north right of way of an abandoned alley, S 84° 42' E, 192 feet to an iron pin, thence, S 04° 00' W, 152 feet to an iron pin in said right of way of Robertson Avenue at the southeast corner of Lot 2, thence with said right of way, N 84° 42' W, 192 feet to the beginning and containing 0.67 acres, more or less.
>
> Being the same property conveyed to Walter L. Timmons, Jr., Trustee, by Warranty Deed of record in Book 5622, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as "Westwind Apartments", ~~6328~~ 6228 Robertson Road, Nashville, Tennessee.

The above-described property is conveyed subject to the following:

1. Metropolitan Government taxes for 1985, a lien, not yet due and payable.

2. Easement retained in closed alleyway for existing and future utilities, including drainage facilities, by Metro Ordinance No. 64-325, dated September 1, 1964.

3. Deed of Trust from C. P. Lynch and wife, Margaret C. Lynch to Miller Kimbrough, Trustee, dated March 12, 1965, of record in Book 3869, Page 695, said Register's Office, to secure an indebtedness evidenced by a Promissory Note of even date in the original principal amount of Ninety Three Thousand Dollars ($93,000.00), payable to Kimbrough-Kavanaugh and Associates, Inc.

4. Deed of Trust from Alan D. Goodwin and wife, Elaine C. Goodwin, to P. E. Lynch, Trustee, dated June 23, 1969, of record in Book 4346, Page 24, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of Twenty Seven Thousand Five Hundred Dollars ($27,500.00), payable to C. P. Lynch and wife, Margaret C. Lynch.

5. Vendor's Lien retained in an Installment Deed, dated April 14, 1977, from Alan D. Goodwin and wife, Elaine C. Goodwin to Karen Dunn Noel, Trustee, which deed further conveys such property to John G. Doak, Trustee, of record in Book 5138, Page 555, said Register's Office, to secure an indebtedness evidenced by a Promissory Note of even date in the original amount of Sixty Four Thousand Dollars ($64,000.00).

6. Wrap-Around Deed of Trust executed by Walter L. Timmons, Jr., Trustee to Stephen C. Baker, Trustee of record in Book 5622, Page 66, said Register's Office, dated July 3, 1980, to secure to Karen Dunn Noel, Trustee the repayment of an indebtedness in the original amount of Two Hundred Seventy Five Thousand Dollars ($275,000.00).

7. Such easements and encroachments as set forth on the survey of Barry Greer & Associates, dated June 30, 1980.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever, and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand _____ this 31 day of JULY, 1985.

Walter L. Timmons Trustee
WALTER L. TIMMONS, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gay Watson, a Notary Public in and for said County and State, the within named WALTER L. TIMMONS, JR., TRUSTEE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of evidence satisfactory to me) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of July, 1985.

Gay Watson
NOTARY PUBLIC

My Commission Expires:
July 27, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is Four Hundred Forty Three Thousand Two Hundred Fifty Dollars ($443,250.00).

Walter L. Timmons Trustee
Affiant

Subscribed and sworn to before me,
this the 31 day of July, 1985.

Gay Watson
NOTARY PUBLIC

My Commission Expires:
July 27, 1986

D1.85-88

J 2 4 9 4 7
IDENTIF. REFERENCE
JUL 31 2 57 PM '85
FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

3005

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6618 PAGE 998

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
			443250.00- CAMT.	
			1152.32 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 1158.82-	
3009A	07/31/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 9 4 7

IDENTIF. REFERENCE

JUL 31 2 59 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 159094

1-31-85

Void

Book
6618

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