INSTRUMENT PREPARED BY:
[illegible]

Mortgagee: None

[illegible]
Floor, Noel Place
Fourth Avenue North
[illegible], TN 37219-2495

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-4-241	Blair Realtors 6010 Charlotte Avenue Nashville, TN 37209	New Owner BOOK 7226 PAGE 708
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	4308 Colorado Avenue	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,

JOE ANN COOK

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 east half of Lot No. 32 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, page 61.

Said east half of Lot No. 32 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street or Avenue, and runs back between parallel lines, 162.9 feet, more or less, to an alley.

Being property devised to JoeAnn Cook, as devisee under the will of Maude Gordon, deceased, whose will is of record in Will Book 148, page 524, Probated August 28, 1984.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Grantor and husband are domiciled in the Commonwealth of Virginia, own their home in the Commonwealth of Virginia and claim no rights under the laws of Tennessee regarding spousal rights in the transfer and homestead rights.

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., Except 1987 taxes which have been prorated and assumed by Grantee.

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 1st day of May, 1987.

Joe Ann Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7226 PAGE 709

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

_____

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF VIRGINIA
COUNTY OF Fairfax

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

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 1640 Belle View Blvd, Alex Va. this, the 1st day of ~~April~~ May, 1987.

My commission expires: My Commission Expires November 18, 19__ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 1987

MY COMMISSION EXPIRES 3/11/90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

JOE ANN COOK, UNMARRIED

TO

BLAIR REALTORS, INC.

22693

IDENTIFICATION REFERENCE

MAY 5 4 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Rec'd 36

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 7226 PAGE 710

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

35000.00- CAMT.
98.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.50-
348|A05/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.2693

IDENTIFICATION REFERENCE

MAY 5 4 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78110