PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ck) (Title No: 32350)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 166250.00

Joyce A Blair
Affiant

Sworn and subscribed before me this
25th day of September, 1992.

Notary Public

My Comm. Expires: 7/27/96

**ADDRESS NEW OWNER:**
James R. Blair
107 Postwood Place
Nashville, Tennessee 37205

**RESPONSIBLE FOR PAYMENT OF TAXES:**
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, Kentucky 40201-0353

**MAP-PARCEL NUMBERS**
103-15-A-7-C

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darrell J. Nooner, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Blair and spouse, Joyce A. Blair,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Revised Postwood, of record in Book 5200, page 104, Register's Office for said County.

SAID Lot No. 7 fronts 59.56 feet on the southeasterly margin of Postwood Place and extends back 108.95 feet on the southwesterly line and 101.15 feet on the northeasterly line to a dead line in the rear, measuring 53.93 feet thereon.

BEING the same property conveyed to Darrell J. Nooner by deed from F. Michael Lamb and spouse, Mary Gilbert Lamb, of record in Book 8096, page 581, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5116, page 225, Book 5635, page 706, and Book 5794, page 68, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Darrell J. Nooner by Gail Chickey as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

4964.7
IDENTIFICATION
SEP 29 10 39 AM '92
CIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**This is improved property, known as:** 107 Postwood Place, Nashville, Tennessee 37205

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 25th day of September, 1992.

Darrell J. Nooner by Gail Chickey

**Darrell J. Nooner, By: Gail Chickey, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 25th day of September, 1992, before me the undersigned authority, personally appeared Gail Chickey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gail Chickey**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Darrell J. Nooner**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of September, 1992.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Darrell J. Nooner**

**TO: James R. Blair and Joyce A. Blair**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Gail Chickey, Affiant

Sworn to and subscribed before me this

25th day of September, 1992.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1004 09/29 0101 03CHECK 623.94

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

RECEIVED OF _____

FOR _____

BOOK 8740 PAGE 714

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 166250.00 |
| | | | CON TX | 614.94 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 623.94 |
| | | | CHECK | 623.94 |
| 09/29/92 | 01 | | 10:40 0001 | 1004 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4964.7

IDENTIFICATION REFERENCE

SEP 29 10 39 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 574594