BOOK 9328 PAGE 870

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

**John M. Jordan, Attorney**
**2323 Crestmoor Rd.,**
**Nashville, TN 37215**

**THIS INDENTURE**, made and entered into as of the **29th** day of **April, 1994** by and between

**LEE CHIRA, AN UNMARRIED MAN, and WILLIAM C. DEMETREE ,**

hereinafter referred to as Grantor, and

**KELLY SAMUEL-ALEXANDER BLAIR and KIMBERLY TAYLOR ANN BLAIR, HUSBAND AND WIFE ,**

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 208 ON THE PLAN OF POPLAR CREEK ESTATES, PHASE II, OF RECORD IN BOOK 6900, PAGES 339 THROUGH 347, REGISTER'S OFFICE FOR SAID COUNTY.**

**BEING THE SAME PROPERTY CONVEYED TO LEE CHIRA, AN UNMARRIED MAN, AND WILLIAM C. DEMETREE, BY DEED FROM LEE CHIRA, TRUSTEE FOR NASHVILLE PROPERTIES PARTNERSHIP, OF RECORD IN BOOK 8982, PAGE 670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

PAGE 670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DEPT 05/02 01:01 03CHECK 615.43

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO MATTERS SHOWN ON RECORDED PLAN, RESTRICTIONS, AND MATTERS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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.

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Lee Chira
by Robert M. Buchanan its Atty in Fact
**LEE CHIRA**

William C. Demetree
by Robert M. Buchanan its Atty in Fact
**WILLIAM C. DEMETREE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 29 DAY OF April, 19 94, BEFORE ME PERSONALLY APPEARED John M Jordan, TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF LEE CHIRA, AN UNMARRIED MAN AND WILLIAM C. DEMETREE, AND WHO ACKNOWLEDGED THAT SUCH PERSON EXECUTED THE SAME AS THE FREE ACT AND DEED OF LEE CHIRA, AN UNMARRIED MAN, AND WILLIAM C. DEMETREE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

## VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$163,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29th** day of **April, 1994.**

Notary Public

Commission Expiration: 7-23 94

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| Anderson & Jordan Escrow Company, Inc.<br>2323 Crestmoor Rd.<br>Nashville, TN 37215 | THIRD NATIONAL BANK<br>P.O. Box 305110<br>Nashville, TN 37230-5110 | 6872 COLLINSWOOD DR.<br>NASHVILLE, TN. 37221<br><br>MAP PARCEL NUMBER<br>155-8-C-208CO |

WD-NEW DOC

Anderson & Jordan



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

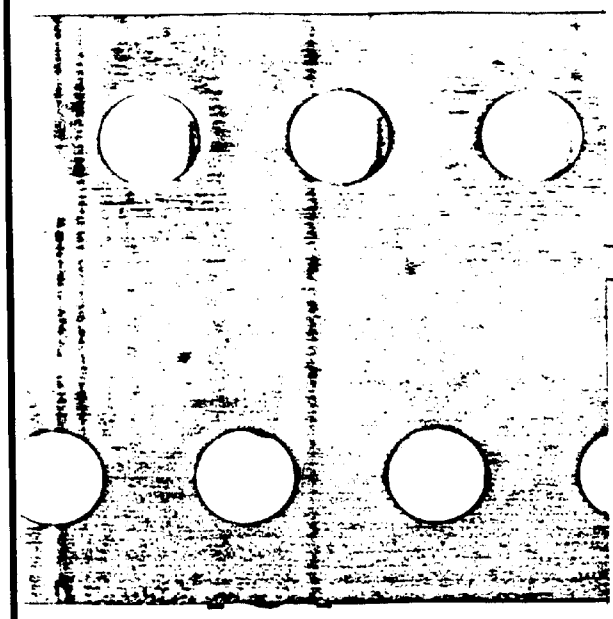
RECEIVED OF _____

FOR _____

BOOK 9328 PAGE 872

| | | |
|---|---|---|
| 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 163900.00
CON TX 606.43
PRFEE 1.00
MDEED 8.00
TOTAL 615.43
CHECK 615.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/74 01 09:09 0001 0291

44760
IDENTIF. REFERENCE

74 MAY -2 AM 8:10

FELIX Z. WILSON, II
DAVIDSON CO. TENN.

**No.** 785388