0537188

IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

99 JAN 15 AM 8:26

REGISTER
DAVIDSON COUNTY, TN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50.00

PICK-UP

BOOK 11298 PAGE 733

Pamela C Arnold
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF JANUARY, 1999.

Donald Arkovitz
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/24/01

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

ROGER D. ARNOLD, et ux
LOT 105 HORTENCE PLACE (NEVADA AVENUE)
NASHVILLE, TN 37209

SEND TAX BILLS TO:

ROGER D. ARNOLD, et ux
7400 HARROW DRIVE
NASHVILLE, TN 37221

3196 01/15 0101 03CHECK 10.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

MAP NO. 092.13.0
PAR NO. 371.00
SA/FB: 11W 71640

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

W. D. Blair and wife, Will Ann Blair (both deceased) and Frances Blair, hereinafter called **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **ROGER D. ARNOLD and wife, PAMELA C. ARNOLD,** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 105 on the Map of Hortence Place, as of record in book 161, page 167, Register's Office for said County. Said lot fronts 58.8 feet on the north side of Nevada Avenue and runs back 150feet on the east line and 151 feet on the west line along the east margin of an alley, to another alley in the rear on which it measures 24.8 feet.

Being the same property conveyed to W. D. Blair and wife, Will Ann Blair (both now deceased) by deed from Samuel W. Wilkerson and wife, Ernestine F. Wilkerson, of record in Book 3430, page 619, and Affidavit of Heirship of record in Book 11298, page 732, Register's Office for Davidson County, Tennessee.

This is improved property, known as Lot 105 Hortence Place (Nevada Avenue), Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, we have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to GRANTEES, their heir and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 13th day of January, 1999.

Frances Blair
FRANCES BLAIR

STATE OF TENNESSEE

COUNTY OF Dickson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **FRANCES BLAIR** bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of January, 1999.

Patsy Lawrence
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-16-00

NOTARY PUBLIC AT LARGE