01

Realty Title 48A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 11/30/04
(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES NOVEMBER 30, 2004

**THIS INSTRUMENT WAS PREPARED BY**

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Raymond J. Blair (NAME) | Bank of America, N.A. (NAME) | MAP 162-6 |
| 137 Ocala Drive (ADDRESS) | 2059 Northlake Pkwy. (ADDRESS) | PARCEL 365 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Tucker, GA 30064 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Herman E. Jacobs and wife, Betty Y. Jacobs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond J. Blair and Jody Lynn Blair

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Bess Estates, Section 1, of record in Book 4460, page 154, Register's Office for said County.

Said Lot No. 49, being a corner lot, has frontages of 55.00 feet on the southerly side of Ocala Drive and 132.28 feet on the easterly side of an unnamed street connected by a 25 foot radius curve with length 39.27 feet and runs back 120.00 feet on the easterly line and 63.38 feet on the southerly line to a point at the rear.

Being the same property conveyed to Herman E. Jacobs and wife, Betty Y. Jacobs by deed from William N. Leatherwood and wife, Brenda D. Leatherwood of record in Book 5065, page 787, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4868, page 132, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, page 154, said Register's Office.

The legal description is the same as the previous deed of record.

Davidson County DEEDWARR
Recvd: 11/05/01 17:19 2pgs
Fees:13.00 Taxes:380.73

20011105-0121219

unimproved ( )
This is improved ( X ) property, known as 137 Ocala Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand s this 30th day of October, 2001

Herman E. Jacobs

Herman E. Jacobs

Betty Y. Jacobs

Betty Y. Jacobs

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 Herman E. Jacobs and wife, Betty Y. Jacobs

the bargainor s, 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 Nashville, Tennessee, this 30th day of October, 2001.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public