* DO NOT PUBLISH

Davidson County DEEDWARR
Recvd: 09/25/07 13:48 3 pgs
Fees:18.00 Taxes:3700.00

20070925-0114379

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,000,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH **DAY OF SEPTEMBER, 2007**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. James L. Blair	New Owner	**66-0-120**
(NAME)	(NAME)	
8251 River Road Pike	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(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, **Curtis M. Groves and Faith J. Groves, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dr. James L. Blair and wife Sybil L. 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:

See **Exhibit "A"** attached hereto and made a part thereof.

Being the same property conveyed to Curtis M. Groves and wife, Faith J. Groves by Quitclaim Deed from Domingo A. Carletello and Stacy Carletello, husband and wife, Curtis M. Groves and Faith J. Groves, husband and wife, and David W. Duke, III and Kayce M. Duke, husband and wife, dated September 10, 2004, recorded September 15, 2004, of record in Instrument No. 200409150111408, in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Instrument No. 200406220073801,said Register's Office.

unimproved ☐
This is improved ☒ property, known as **8251 River Road Pike, Nashville, TN 37209**
(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 hands this **14th day of September, 2007**.

Curtis M. Groves

Faith J. Groves
By: Curtis M. Groves, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Curtis M. Groves** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th** day of September, 2007.

Commission expires: **May 23, 2009**

L. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Curtis M. Groves** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **Attorney-in-Fact** on behalf of **Faith J. Groves**, by Power of Attorney, and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th** day of September, 2007.

Commission expires: **May 23, 2009**

L. Dyke Tatum Notary Public

Beginning at an iron pin in the right of way of River Road Pike, said pin being the southwest corner of described tract and also being South 48 degrees 12 minutes 24 seconds East 98.73 feet from the southeast corner of Davidson County Map 66 Parcel 33; thence North 11 degrees 30 minutes 00 seconds east 904.79 feet to an iron pin; thence north 56 degrees 30 minutes 00 seconds East 245.82 feet to an iron pin; thence North 11 degrees 30 minutes 00 seconds East 3291.22 feet to a point in the Cumberland River (passing an iron pin at 141.84 feet) to an iron pin; thence South 78 degrees 30 minutes 00 seconds East 87.12 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 728.66 feet to an iron pin; thence North 78 degrees 20 minutes 00 seconds West 87.82 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 1742.17 feet to an iron pin; thence South 56 degrees 30 minutes 00 seconds West 508.41 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 767.90 feet to an iron pin; thence with a curve to the left having a central angle of 2 degrees 00 minutes 50 seconds, a radius of 2869.21 feet, a length of 100.84 feet and a chord bearing and distance of North 46 degrees 12 minutes 48 seconds West and 100.84 feet to the point of beginning containing 25.28 acres.

Being the same property conveyed to Curtis M. Groves and wife, Faith J. Groves by Quitclaim Deed of record in Instrument No. 20040915-0111408, Register's Office for said County. For further deed reference see Warranty Deed of record in Instrument No. 20040622-0073801, Register's Office for said County.

Said property is sold subject to the following restrictive covenants which should be covenants running with the land and shall be binding upon the heirs, successors and assigns of the grantors and grantees herein and shall continue for 30 years from the date hereof unless otherwise agreed to:

1. No double wide mobile home, no trailers and no modular homes are permitted;
2. The residence must have a minimum of 2500 square feet of heated living space;
3. No metal or wire fences, except in that portion of property which is considered to be in a flood plain;
4. One residence to be built on said property;
5. No vehicles in disrepair to remain on property more than 30 days;
6. Any commercial use of property is strictly restricted to that which may be run out of the residence while being used as a residence;
7. No livestock permitted on the property with the exception of cows and horses.

Said conveyance is further subject to Easement and Maintenance Agreement of record in Instrument No. 20040917-0112091, Register's Office for said County.