K 2247

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ Ten and No/100 ($10.00) **DOLLARS**
cash in hand paid by HOMER G. KELLER and wife, URAC KELLER, and other good and valuable considerations, the receipt of all which is hereby acknowledged,

We, J. B. KENNASTON and wife, OLGA KENNASTON

have bargained and sold, and by these presents do transfer and convey unto the said Homer G. Keller and wife, Ura C Keller

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 165 on an unrecorded plan of the subdivision of Tract 1 and 13 in the Anderson Estates, a plan of which Estates is of record in Book 1130, Page 37, said Register's Office, and said lot of said unrecorded plan being described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a point on the easterly margin of Scalf Drive, said point being the common corner of Lots No. 165 and 166 of said subdivision, and which point is located [illegible] feet, more or less, from a concrete marker at the intersection of Scalf Drive and Dupont Avenue; thence eastwardly with the dividing line between Lots No. 165 and 166 154.6 feet to a point, said point being the common corner of Lots No. 111, 112, 165 and 166 of said subdivision; thence northerly with the dividing line between Lots No. 112 and 165 [illegible] feet to a point, said point being the common corner of Lots No. 113, 112, 164 and 165; thence westerly with the dividing line between Lots No. 164 and 165 [illegible] feet to a point on the easterly margin of Scalf Drive; thence southerly with the easterly margin of Scalf Drive [illegible] feet to the point of beginning.

Being the same property conveyed to J. B. Kennaston and wife, [illegible] Kennaston, by deed from Jac[illegible] L. [illegible] and wife, [illegible], of record in Book [illegible], Page 13, said Register's Office.

Property subject to restrictions of record in Book [illegible], page 3[illegible]; also subject to [illegible] of record in Book [illegible], Page [illegible], said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Homer G. Keller and wife, Ura C Keller their **heirs and assigns, forever.**

And we **do covenant with the said** Homer G. Keller and wife, Ura C Keller **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.**

And we, J. B. Kennaston and wife, Olga Kennaston **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Homer G. Keller and wife, Ura C Keller their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 30th day of January, 195[illegible].

J. B. Kennaston

Olga Kennaston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [signature], **a Notary Public in and for said County and State, the within named** J. B. Kennaston and wife, Olga Kennaston

the bargainors, with whom I am personally acquainted, 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** January, **195**[illegible].

Commission expires April 10, 1954

[signature]
Notary Public

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