K 2996

For and in consideration of the sum of $ 10.00

TEN AND NO/100 ----------DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated January 19, 1955, executed by the grantors herein, payable to Guaranty Mortgage Company, for the original sum of $10,300.00, with interest at 4½% per annum, both principal and interest payable $57.27 monthly, beginning March 1, 1955, balance due February 1, 1980, and said debt secured by a deed of trust of record in Book 2373, page 621, Register's Office for Davidson County, Tennessee,

WE, CHARLES E. KEETON AND WIFE, CORA M. KEETON,

have bargained and sold, and by these presents do transfer and convey unto the said

THOMAS A. DOZIER AND WIFE, PAULINE J. DOZIER

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. 77 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.
Said Lot No. 77 fronts 75 feet on the westerly side of SkyView Drive, and runs back between parallel lines, 140 feet to a dead line in the rear.
Being the same property conveyed to Charles E. Keeton and wife, Cora M. Keeton, by deed from W. R. Shaw and wife, as of record in Book 2339, page 490, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 1181, page 401, and in Book 1140, page 182, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS A. DOZIER AND WIFE, PAULINE J. DOZIER, their heirs and assigns, forever.

And we do covenant with the said THOMAS A. DOZIER AND WIFE, PAULINE J. DOZIER, 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, the grantors, 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 herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3 day of December, 1959

Charles E. Keeton
Charles E. Keeton
Cora M. Keeton
Cora M. Keeton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. A. Carney, a Notary Public in and for said County and State, the within named Charles E. Keeton and wife, Cora M. Keeton

the bargainor s, 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 3 day of December, 1959

Commission expires February 7, 1961

L. A. Carney
Notary Public

Warranty Deed

FROM

CHARLES E. KEETON, ET UX.

To

THOMAS A. DOZIER, ET UX.

Guaranty REALTY C

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of DEC A.D. 1959 at 12:55 o'clock
Noted in Book 94 Page 401
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register

S TITLE INSURANCE
ORPORATION
Richmond, Virginia

COMPANY
ESSEE

G 418