K 3185

WARRANTY DEED

For and in consideration of the sum of ONE THOUSAND, TWO HUNDRED AND 00/100 ($1,200.00) ---------- *DOLLARS*
cash in hand paid by John H. Keeling and wife, Virginia Keeling, the receipt of which is hereby acknowledged,

Home Equity Company, a Tennessee corporation, *has bargained and sold, and by these presents do transfer and convey unto the said* John H. Keeling and wife, Virginia Keeling, their ---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot 6 on the Map of Burns Subdivision of Maxey's Addition to Brownsville, as of record in Book 161, page 98, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley on which it measures 50 feet.

Being part of the same property conveyed to Home Equity Company by deed from Jessie Forrest Hudgins, of record in Book 2863, page 235, 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 John H. Keeling and wife, Virginia Keeling, their ---------- *heirs and assigns, forever.*

And it *do covenant with the said* John H. Keeling and wife, Virginia Keeling, ---------- *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Home Equity Company *do further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* John H. Keeling and wife, Virginia Keeling, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 14th *day of* March, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HOME EQUITY COMPANY

By: [signature] President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ---------- *a Notary Public in and for said County and State*, ----------

---------- *the within named bargainor*, *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ---------- *Tennessee, this* ---------- *day of* ----------, *19*----.

---------- *Notary Public*

Commission expires ----------

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