K 3219

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by HUGH DONALD CALDWELL AND WIFE, PATRICIA ANN CALDWELL

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MILTON LAWRENCE KEITH AND WIFE, MARY FRANCIS KEITH,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 12th, formerly the 17th Civil District of said County, and described according to a copy of a survey made by Wm. Collier Parrish Associates, Civil Engineer, dated Sept. 7, 1960, being designated as Tract B, on said survey, described as follows: BEGINNING at a point at a concrete monument in the north margin of Broadmoor Drive, at the southwest corner of Lot No. 310, on the Plan of Gra Mar Acres, as of record in Book 2663, page 113; thence along the margin of said Drive, North 87° 30' West 130.6 feet to an iron stake, being in the east line of the tract conveyed to A. T. Sledge and wife, by deed from T. H. Wilhoite and wife, as of record in Book 853, page 137; thence with Sledge's east line, North 2° 30' East 326.07 feet to an ironpin at the southwest corner of the tract conveyed to Clyde Angell and wife, by deed from Milton Lawrence Keith and wife, as of record in Book 3183, page 597; thence with their south line, easterly 130.6 feet to an iron stake in the west line of said Gra Mar Acres Subdivision; thence with the line of the same, South 2° 30' West 326.07 feet to the point of beginning.

Being part of the property conveyed to Milton Lawrence Keith and wife, Mary Francis Keith, by deed from John E. Felts and wife, as of record in Book 2401, page 540, 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 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.

Whenever 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 12th day of April, 19 61

Mary Francis Keith
Mary Francis Keith

Milton Lawrence Keith
Milton Lawrence Keith

STATE TAX $
PROBATE .50
TOTAL $

STATE OF TENNESSEE
DAVIDSON COUNTY

APR 14 1961
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Milton Lawrence Keith and wife, Mary Francis Keith

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 12th day of April, 19 61

Commission expires May 16th 1964

Jno. C. Jeffords
Notary Public
State at Large

Warranty Deed

FROM MILTON LAWRENCE KEITH, ET UX.

To HUGH DONALD CALDWELL, ET UX.

PLEASE PUT IN TENN. TITLE CO. BOX
REGISTERS OFFICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for record 14 day of APR A.D. 1961
at 3:02 o'clock P.M. and recorded in Book 2663 Page 463
Recording Fee 1.00 Page Fee 2.00
JAMES P. WILSON, Register
By Chas. Crowell D.C.

Published by
TENNESSEE TITLE COMPANY

G 210