BK 3226

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - ($1.00) - - - - - - - - - -

One and No/100 - DOLLARS

Cash in hand paid by Leon Sampson, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Richard Keeling and wife, Johnnie Keeling, have bargained and sold, and by these presents do transfer and convey unto the said Leon Sampson, an unmarried man, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 74 on the Map of Pageot's Fairfield Village, of record in Book 21, page 82, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Stanley Street, formerly Petway Avenue, 215.5 feet north of the north margin of Fillmore Street or Lebanon Pike; thence easterly 72 feet, more or less, to a point; thence northerly 27 feet to a point; thence westerly 72 feet to the easterly margin of Stanley Street; thence with the margin of the same, southerly 27 feet to the point of beginning.

Being the same property conveyed to Richard Keeling and wife, Johnnie Keeling, by deed from Leon Sampson as of record in Book 2020, page 73, 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 Leon Sampson, an unmarried man, his heirs and assigns, forever.

And We do covenant with the said Leon Sampson 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, Richard Keeling and wife, Johnnie Keeling, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leon Sampson, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11 day of May, 1961.

Richard Keeling

Johnnie C. Keeling

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