BK 3671

WARRANTY DEED

For and in consideration of the sum of Ten and No/100($10.00)---------- *DOLLARS*

Cash paid by Charles M. Haile and wife, Moline J. Haile, and other good and valuable considerations, the receipt of which is hereby acknowledged,

----------Milton L. Keith and wife, Mary F. Keith,----------

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

----------Charles M. Haile and wife, Moline J. Haile----------

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

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated March 21, 1961, and being designated as Tract C on said survey and described as follows:

BEGINNING at a concrete monument in the south margin of Broadmoor Drive in the west line of the subdivision of Gra-Mar Acres, as of record in Book 2663, page 113; thence with the west line of said subdivision, south 2° 30' west 245 feet to an iron pin; thence north 87° 30' west 130.60 feet to an iron pin in the east line of the propeerty conveyed to A. T. Sledge and wife, by deed from T. H. Wilhoite and wife, of record in book 853 page 137; thence along Sledge's east line, north 2° 30' east 245 feet to the south margin of Broadmoor Drive; thence with the margin of the same, south 87° 30' east 130.60 feet to the point of beginning, containing 0.73 of an acre, more or less.

BEING the same real property conveyed to Milton L. Keith, and wife, Mary F. Keith, by deed from Roy D. Osborne and wife, dated December 20, 1961, filed December 22, 1961, and recorded in Book 3315, page 255, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles M. Haile and wife, Moline J. Haile their *heirs and assigns, forever.*

And we *do covenant with the said* Charles M. Haile and wife, Moline J. Haile *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 Milton L. Keith and wife, Mary F. Keith *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles M. Haile and wife, Moline J. Haile their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 16th *day of* December, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Milton L. Keith
Milton L. Keith

Mary F. Keith
Mary F. Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. Kenneth Bramming, *a Notary Public in and for said County and State,* Milton L. Keith and wife, Mary F. Keith

the within named 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 the* 16th *day of* December, 1963.

O. K. Bramming
Notary Public

Commission expires Oct 30, 1965