BK 3672

WARRANTY DEED

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

cash in hand paid by Kenneth Clark Collins and wife, Mary H. Collins, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Joe H. Keller and wife, Ruth O. Keller,
have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Clark Collins and wife, Mary H. Collins, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of said County and State, being Lot No. 42 of Block "M" on the plan of Maplehurst, as of record in book 843, pages 22 and 23, Register's Office for said County.
Said Lot No. 42 fronts 200 feet on the southerly side of Graybar Lane and runs back between parallel lines 300 feet to a dead line.
Being the same property conveyed to Joe H. Keller and wife, Ruth O. Keller, by deed from F. H. Ijams and wife, of record in book 2040, page 535, 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 Kenneth Clark Collins and wife, Mary H. Collins, their
heirs and assigns, forever.

And we *do covenant with the said* Kenneth Clark Collins and wife, Mary H. Collins,
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,* except taxes for the year 1963, which are prorated.

And we, Joe H. Keller and wife, Ruth O. Keller,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth Clark Collins and wife, Mary H. Collins,
their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 23rd *day of* December, 19 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe H. Keller
Ruth O. Keller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Joe H. Keller and wife, Ruth O. Keller,
the within named 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* 23 *day of* December, 19 63.

[illegible] *Notary Public*

Commission expires July 22, 1967

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