WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00----------

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

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, WILLIAM M. KEYS AND WIFE, JEAN LOFTIS KEYS,

have bargained and sold, and by these presents do transfer and convey unto the said W. W. McLIN AND WIFE, LOUISE A. McLIN,

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

BEING the northwesterly 37.9 feet of Lot No. 3 and the southeasterly 32.1 feet of Lot No. 4 on Block "F" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County.

Said parts of said Lots Nos. 3 and 4 adjoin and front together 70 feet on the westerly side of Ardee Avenue, formerly Mildred Avenue, and run back between lines 150 feet, more or less, on the southerly and 150.5 feet, more or less, on the northerly line to a dead line in the rear on which they measure 70 feet.

BEING the same property conveyed to William M. Keys and wife, Jean Loftis Keys, by deed from John Kelley and wife, Evelyn Read Kelley, as of record in Book 2805, Page 239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The unpaid balance of a note in the original principal amount of $10,250.00, executed by William M. Keys and wife, Jean Loftis Keys, to T. I. Holman, Jr., Trustee, secured by Deed of Trust as of record in Book 2829, Page 247, Register's Office for Davidson County, Tennessee.
2. Restrictive covenants, easements and setback lines of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. W. McLin and wife, Louise A. McLin,

their heirs and assigns, forever.

And we do covenant with the said W. W. McLin and wife, Louise A. McLin,

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 for herein mentioned indebtedness, and 1964 taxes which have been assumed by Grantees.

And we, William M. Keys and wife, Jean Loftis Keys,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. W. McLin and wife, Louise A. McLin,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of August, 1964.

William M. Keys

William M. Keys

Jean Loftis Keys

Jean Loftis Keys

STATE OF TENNESSEE
Davidson County

BOOK 3797 PAGE 270

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Keys and wife, Jean Loftis Keys,

the 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 Madison, Tennessee, this 3rd day of August 19 64

Commission expires February 19, 1967

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

Mail to W.W. McLin 3707 Hilltop Lane - Nash. 6,

WARRANTY DEED

FROM
WILLIAM M. KEYS ET UX

TO
W. W. McLIN ET UX

44544

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 4 10 28 AM '64

NOTED: BOOK 109 PAGE 432
RECORDING FEE $ 2.00
DEP. REG. L

DOCUMENTARY 55 1.65

Attorneys Title Comp
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 14.32
PROBATE 50
TOTAL $14.82

AUG 4 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 4 1964

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