BOOK 3840 PAGE 598

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Keeton (NAME:)	James Keeton (NAME:)	MAP 100
1099 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	1099 Old Hickory Blvd (STREET ADDRESS)	PAR 253
Madisonville 9 Tenn. (CITY) (P. O. ZONE) (STATE)	Madisonville 9 Tenn. (CITY) (ZONE) (STATE)	GIB S/A

For and in Consideration of the sum of $1.00

---- ONE AND 00/100---------- *DOLLARS*

cash in hand to us paid by James Keeton, a single man, the receipt of which is hereby acknowledged, and the assumption and agreement by him to pay the unpaid balance of Three Thousand Four Hundred Ninety and 81/100 Dollars ($3,490.81), plus interest since November 4, 1964, on a promissory note in the original principal amount of Four Thousand Dollars ($4,000.00) executed by William G. Carney, payable with interest at 6 percent per annum, calculated monthly on the unpaid balance to the order of M. S. Hofstetter and Virginia C. Hofstetter, in monthly installments of Fifty and 00/100 Dollars ($50.00), the first of which installments became due July 12, 1963, and one of the others on the 12th day of each succeeding month until the full amount of the note, principal and interest, has been paid, which said note is described in, and secured by, deed of trust dated June 12, 1963, to William S. Hofstetter, Trustee, of record in Book 3593, page 237, Register's Office for Davidson County, Tennessee, we, E. C. Loftis and wife, Clara Lorene Loftis,

have bargained and sold, and by these presents do transfer and convey unto the said James Keeton, a single man, his

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

Land in the 8th Civil District of Davidson County, Tennessee, near Pond Creek, the same being a part of the east portion of a 52-acre tract originally owned by William R. Felts as surveyed by S. H. Hutchison, October 24, 1950, described as follows:

BEGINNING at a stone pile with large beech pointer in the north line of the Bennie Phillips' Place, now owned by Jim Randall, the same also being the east corner of the Eleanor Adams' Place; thence with Randall's north line north 78 degrees east 54 poles to the center of Old Pond Creek Road; thence continuing on the same bearing 20 poles to a sassafras (now gone) in the west line of the Burl Johnson place; thence north 2 degrees west with Burl Johnson's west line 54 poles to a dogwood in Johnson's west line, the same also being Arthur Williams' southeast corner; thence with Williams' south line north 88 degrees west 40 poles to the middle of the Old Pond Creek Road; thence with the middle of said Road and its meanders south 9 degrees west 12-1/2 poles; thence north 88 degrees west 28 poles to a small white oak in the east line of Adams' tract, south 1 degree east 57.5 poles to the point of beginning, containing 25.85 acres, moreor less. Being the same property conveyed to E. C. Loftis and wife, Clara Lorene Loftis, from William G. Carney, by deed dated June 12, 1963, and of record in Book 3572, page 355, Register's Office for said County.

This conveyance is made subject to easement for right-of-way of Old Pond Creek Road as shown by survey by S. H. Hutchison, October 24, 1950.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Keeton, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* James Keeton ..... *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 as above 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* James Keeton, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 11th *day of* December, *1964*, ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

E. L. Lafon

Mrs Elvie Lafon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O M Hofstetter, *a Notary Public in and for said County and State, the within named* E. O. Loftis and wife, Clara Lorene Loftis and James Keeton

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* 10th *day of* December, *19*64

O M Hofstetter, *Notary Public.*

Commission Expires January 20 1965.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....

day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*.....*, the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,

this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 5.24
PROBATE .50
TOTAL $ 5.74

DEC 10 1964

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

PAID DEC 10 1964
CT

61660

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 10 [illegible]
NOTE [illegible]
RECORD 110.00 2.00
DEP. REV. [illegible]

WARRANTY DEED

FROM

E. C. LOFTIS, ET UX

TO

JAMES KEETON

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE