Map 52-1
Par. 322 1020205

BOOK 3867 PAGE 719

TENNESSEE TITLE COMPANY

WARRANTY DEED W. E. Grubbs FORM 1002 320 Union Bank Bldg Published by Tennessee Title Company

For and in consideration of the sum of $10.00

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

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated November 18, 1958, executed by Martin C. Keltner and wife, Ada P. Keltner, payable to Mid-South Mortgage Corporation, for the original amount of $8,100.00, with interest as set out in said note, both principal and interest payable in monthly installments of $55.72, and secured by deed of trust of record in Book 2872, page 20, Register's Office for Davidson County, Tennessee, and said debt having since been assigned to The Northwestern Mutual Life Insurance Company, by instrument of record in Book 2873, page 283, said Register's Office.

we, MARTIN C. KELTNER AND WIFE, ADA P. KELTNER,

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

W. E. GRUBBS AND WIFE, NETTIE PARKS GRUBBS,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the westerly part of Lot No. 2 on the unrecorded Resubdivision of Lot No. 10 on the Map of Madison Park Subdivision, as of record in Book 421, page 184, Register's Office for said County, described as follows: BEGINNING at a point in the south margin of Neely's Bend Road in the line between Lots Nos. 1 and 2 of said unrecorded resubdivision; thence along the line between Lots 1 and 2, South 2°51' West 398.1 feet to a stake in the northerly line of the Webb Hayes property; thence with his line North 37° 30' East 125.8 feet to the southwest corner of part of Lot No. 2, conveyed to Earnest E. Tomlinson, Jr. and wife, by deed from D. C. Traylor and wife, as of record in Book 2345, page 59; thence along Tomlinson's west line, North 2° 45' East 294.8 feet to a point in the south margin of Neely's Bend Road; thence with the margin of the same, west 71 feet to the point of beginning.

Being the same property conveyed to Martin C. Keltner and wife, Ada P. Keltner, by deed from W. Aaron Thomason and wife, of record in Book 2855, page 335, 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 W. E. Grubbs and wife, Nettie Parks Grubbs, their heirs and assigns, forever.

And we do covenant with the said W. E. Grubbs and wife, Nettie Parks Grubbs, 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 hereinabove set out.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of September, 1959

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory

Martin C. Keltner

Ada P. Keltner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. N. Coardon, a Notary Public in and for said County and State, the within named Martin C. Keltner and wife, Ada P. Keltner,

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 9th day of September, 1959

Commission expires My Commission Expires October 29, 1962

J. N. Coardon
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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TENNESSEE TITLE COMPANY

STATE OF TENNESSEE
DAVIDSON COUNTY

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 ....., Tennessee, this.....day of....., 19.....

Commission expires..... .....
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

TENNESSEE TITLE COMPANY

Warranty Deed

G-132873 KLW

FROM MARTIN C. KELTNER ET UX

TO W. E. GRUBBS ET UX

Mail 520 Neely's Bend Madison

71705

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 8 1 51 PM '65

NOTE IN BOOK 111 PAGE 129
RECORDING FEE $ 2.50
DEP. REG. R

DOCUMENTARY INTERNAL REVENUE 10 DOLLARS 10

DOCUMENTARY INTERNAL REVENUE 1 DOLLAR 1

DOCUMENTARY INTERNAL REVENUE 10 DOLLARS 10

DOCUMENTARY INTERNAL REVENUE 25 CENTS

STATE TAX $ 1.00
PROBATE 50
TOTAL $ 1.50

PAID MAR 8 1965

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