BOOK 4042 PAGE 413

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clemmie Keeling	Clemmie Keeling	15D-12935
(NAME:)	(NAME:)	
1427-1/2 McGavock Pike	1427-1/2 McGavock Pike	Map 72-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 282
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand Two Hundred Seventy Eight and 30/100 ----------($15,278.30)---------- *DOLLARS*

of which $1,500.00 has been paid in cash by Clemmie Keeling, the receipt of which is hereby acknowledged, and for the remainder the said Clemmie Keeling has assumed and agrees to pay the unpaid balance of $13,778.30 of an original indebtedness of $14,000.00 secured by deed of trust of record in book 3963, page 465, Register's Office for Davidson County, Tennessee, and assigned in book 3963, page 469, said Register's Office,

We, Francis F. Hemmerly and wife, Jessie Mai Hemmerly,

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

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

A tract of land in said County and State, on the north side of Williams Ferry Road approximately 800 feet east of the intersection of Williams Ferry Road and Riverside Drive, more particularly described as follows:
Being lot No. 82 on the map prepared by Erle Drake, County Surveyor, on May 31, 1927 showing a proposed re-subdivision of R. M. Dudley's Subdivision of a 30 acre tract, a plan of which is recorded in Book 421, page 122, Register's Office for said County, as follows:
Said lot No. 82 fronts 50 feet on the northerly side of Williams Ferry Road and extends back at right angles between parallel lines 220 feet on the easterly line and 210 feet on the westerly line to an alley measuring 51 feet thereon, containing 0.25 acres, more or less.
Being the same real property conveyed to Francis F. Hemmerly and wife, Jessie Mai Hemmerly, by deed from William O. Bradley and wife, of record in book 3882, page 394, said Register's Office.

This conveyance is made subject to easement for The Tennessee Valley Authority and for the United States of America, across premises, as set out in instrument of record in book 1303, page 690, Register's Office for said County.

This Instrument Was Prepared By
Oliver W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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 Clemmie Keeling, her .....*heirs and assigns, forever.*

And we *do covenant with the said* Clemmie Keeling .....*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 1966 which are prorated and assumed by the grantee, and by deed of trust 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* Clemmie Keeling, her .....*heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *day of* July, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jessie Mae Kennedy
Jessie Mae Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Francis F. Hemmerly and wife, Jessie Mai Hemmerly,

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 1st day of August, 19 66

Alice M. Mahon Notary Public.

Commission Expires April 26, 1970

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.....

Return to
GUAR. TITLE

G-190106

WARRANTY DEED

FROM

Francis F. Hemmerly et ux.

TO

Clemmie Keeling

STATE TAX $ 2.2.97
PROBATE .50
TOTAL $ 3.3.47

AUG 2 1966

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

PAID AUG 2 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

3805 1

AUG 2 10 38 AM '66

RECORDING FEE $ 2.20
DEP. REG.
NOTED: BOOK 4042 PAGE 416

Compliments of

Title Company
A Division of
Title Insurance Company
ican Trust Building
Cor. Third & Union
'ILLE, TENNESSEE

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
1 65 ONE DOLLAR
AND SIXTY-FIVE CENTS

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