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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ Exempt

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 1968.

Notary Public

MY COMMISSION EXPIRES: Nov 6, 1968

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BOBBY C. CUNNINGHAM, ATTORNEY AT LAW: 508 STAHLMAN BUILDING, NASHVILLE, TENN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Elizabeth Eaton (NAME)	Murphree Mortgage Company (NAME)	Map 73-7
Fairbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 62
Donelson, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard J. Keller and wife, Elizabeth Ann Keller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Elizabeth Eaton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 369 on the Plan of Section VI, Sunset View, as of record in Book 2900, pages 54 and 55, Register's Office for Said County.

Said Lot No. 369 fronts 130 feet on the east side of Fairbrook Drive and runs back 269.4 feet on the northerly line and 245 feet on the southerly line, to a dead line in the rear on which it measures 117.14 feet. Being the same property conveyed to Richard J. Keller and wife, Elizabeth Ann Keller, by deed from Alford L. Palmer and wife, Joyce G. Palmer, of record in Book 3707, Page 131, Register's Office for Davidson County, Tennessee.

Subject to a certain deed of trust of record in Book 3141, page 401, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as Fairbrook Drive (House Number) (Street) Donelson, Tennessee 37214 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22nd day of February, 1968

Richard J. Keller

Elizabeth Ann Keller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Keller and wife, Elizabeth Ann Keller

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 _____, Tennessee, this 22nd day of February, 1968.

Commission expires Nov 16, 1968

Macon B. Arden
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

WARRANTY DEED

FROM
Richard J. Keller and wife,
Elizabeth Ann Keller

TO
Margaret Elizabeth Eaton

06753

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 23 10 55 AM '68

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RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
Mail to
Bruce Curley Riley & Co.
1620 Life & Casualty Bldg

STATE TAX $ 47.84
PROBATE .50
TOTAL $ 48.34

FEB 23 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN