This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4232 PAGE 656

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES W. KEITH et ux (NAME:)	First & Mid-South Mtg. Company (NAME:)	
640 Truxton Court (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 96-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 208

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------*Dollars,*
cash in hand paid by James W. Keith and wife, Sarah B. Keith, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

THURMAN HOME BUILDING CORPORATION, has
this day bargained and sold, and do hereby transfer and convey unto the said James W. Keith and wife, Sarah B. Keith, their
~~heirs~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 138, Hickory Bend Subdivision, Section I, as of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 fronts 75 feet along the southeasterly side of Truxton Court and runs back 136 feet between parallel lines to a witness line measuring 75 feet thereon; and extends on back between lines 26 feet more or less on the northeasterly side and 22 feet more or less on the southwesterly side to the centerline of McCrory Creek on which line it measures 76 feet more or less.

BEING part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfalls Developers, Inc., of record in Book 4188, page 895, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3642, page 478, said Register's Office for Davidson County, Tennessee, with particular reference to No. 17 and the Plan of record in Book 3300, page 38, as amended in Book 3615, page 38, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Truxton Court and easements for sewer lines running along the northwesterly side of the witness line, 30-feet wide on the wouthwesterly side widening to 32 feet on the northeast side and a public utility and drainage easement running from the centerline of McCrory Creek (continued on page two)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,350

Subscribed and sworn to before me, this the 29 day of April 19 68

Affiant

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 640 (House Number) Truxton Court (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James W. Keith and wife, Sarah B. Keith, their
~~heirs~~ *heirs and assigns forever.* IT *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for current taxes and as noted above.
It *further covenant and bind* itself, its successors ~~and~~ *and representatives, to warrant and forever defend the title to said real estate to said* James W. Keith and wife, Sarah B. Keith, their
~~heirs~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 29th day of April, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THURMAN HOME BUILDING CORPORATION

BY: Willie K. Davis, Executive Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4232 PAGE 657

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

.....

.....

the within named 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.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee *this* 29th *day of* April, *19* 68.

Edyth E. Holland *Notary Public*

Commission expires 5-3-70

(continued from page one)
to the northwesterly line of said sewer easement, and a note stating that Lot No. 138 may not be used as an individual building site until approved by the Davidson County Planning Commission, and a 2.5 x 25-foot utility anchor easement located on the northwesterly corner of said lot. Minimum 1st floor elevation to be 439 feet above sea level.

15062

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 3 2 35 PM '68
NOTE BOOK 118 PAGE 687
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 42.38
PROBATE .50
TOTAL $ 42.88

MAY 3 1968

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

WARRANTY DEED

FROM
THURMAN HOME BUILDING CORPORATION
TO
JAMES W. KEITH et ux

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Wilsufile Estates Typing
19th Floor, 3rd National Bank Bldg.
3-7-68