THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 4235 PAGE 804

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland A. Smith (NAME:)	Murphree Mortgage Company (NAME:)	Map 147-1
371 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, N. (STREET ADDRESS)	Pat. 36
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	M

For and in Consideration of the sum of 10.00----------

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

Cash paid by Roland A. Smith & wife, Janice G. Smith, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, Roland A. Smith and wife, Janice G. Smith, of the unpaid principal balance of a note in the Original amount of $19,100.00, secured by a deed of trust to Raymond L. David, Jr., Trustee, dated March 28, 1962, filed April 3, 1962, and recorded in book 3380, page 73, Register's Office for Davidson County, Tennessee.

We, William E. Keene and wife, Sandra T. Keene,

have bargained and sold, and by these presents do transfer and convey unto the said Roland A. Smith and wife, Janice G. Smith

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

Land in Davidson County, Tennessee, being lot No. 448 on the Plan of Caldwell Hall, Section 6, as of record in Book 2900, page 148, Register's Office for said County.

Said lot No. 448 fronts 75 feet on the west side of Binkley Drive and runs back between lines, 145 feet to a dead line on which it measures 92.1 feet.

Being the same property conveyed to William E. Keene and wife, Sandra T. Keene by deed from Edward Clark and wife, of record in Book 3430, page 37, Register's Office for said County.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 24,707.82 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 16 day of May 1968

Notary Public

My Commission Expires 11-30-70

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 Roland A. Smith and wife, Janice G. Smith *their heirs and assigns, forever.*

And we *do covenant with the said* Roland A. Smith and wife, Janice G. Smith *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 stated herein and the 1968 taxes which have been assumed and will be paid by grantees when due and payable.

And We, William E. Keene and wife, Sandra T. Keene *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roland A. Smith and wife, Janice G. Smith, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16th *day of* May, *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.*

X William E. Keene
William E. Keene

X Sandra T. Keene
Sandra T. Keene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thelma R. Williams, a Notary Public in and for said County and State, the within named William E. Keene and wife, Sandra T. Keene

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 16th day of May, 19 68.

Thelma R. Williams, Notary Public.

Commission Expires 11-30-70

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.....

WARRANTY DEED

FROM

WILLIAM E. KEENE, ET UX

TO

ROLAND A. SMITH, ET UX

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

16499

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 17 11 41 AM '68

NOTE BOOK 118 PAGE 252

RECORDING FEE $ 6.00

DEP. REG. 89

STATE TAX $ 64.22

PROBATE .50

TOTAL $ 64.72

MAY 17 1968

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