THIS INSTRUMENT PREPARED BY:

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

BOOK 4263 PAGE 84

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe W. Keeler, etux (NAME:)	Dobson & Johnson, Inc. (NAME:)	15DA-54868
Lot 138, Fortland Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Map 83-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Pcl. 120

For and in Consideration of the sum of ----------$10.00---------- *DOLLARS*

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

Cash paid by Joe W. Keeler and wife, Elizabeth M. Keeler and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Joe W. Keeler and wife, Elizabeth M. Keeler of the unpaid principal balance of a note in the original amount of $12,100.00, secured by a Deed of Trust to Albert Wm. Johnson, Trustee, dated May 26, 1965 and recorded in Book 3895, page 847, Register's Office for Davidson County, Tennessee.

We, Jackie F. Hunsucker and wife, Sue E. Hunsucker,

have bargained and sold, and by these presents do transfer and convey unto the said Joe W. Keeler and wife, Elizabeth M. Keeler, 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. 138 on the Plan of Fortland Park, Section 2, Addition 1, of record in Book 2854, page 85, Register's Office for said County.

Said Lot No. 138 fronts 85 feet on the southerly side of Fortland Drive and runs back between lines 142 feet on the westerly line and 155 feet on the easterly line to a broken line in the rear on which it measures 43.0 feet.

Being the same property conveyed to Jackie F. Hunsucker and wife, Sue E. Hunsucker by deed from Gregory Homes, Inc. of record in Book 3895, page 845, Register's Office for Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which is the lesser is $ 13,595.47, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mrs. Joe Keeler
Affiant

Subscribed and sworn to before me this the 15th day of July, 68

Barbara Ferguson
Notary Public

My Commission Expires 10/24/70

This is { unimproved / 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 Joe W. Keeler and wife, Elizabeth M. Keeler, their *heirs and assigns, forever.*

And We *do covenant with the said* Joe W. Keeler and wife, Elizabeth M. Keeler *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.*

And We, Jackie F. Hunsucker and wife, Sue E. Hunsucker *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe W. Keeler and wife, Elizabeth M. Keeler, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 15th *day of* July, *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 Jackie F. Hunsucker
Jackie F. Hunsucker

X Sue E. Hunsucker
Sue E. Hunsucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Jackie F. Hunsucker and wife, Sue F. Hunsucker

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 Nashville, Tennessee, this 15th day of July, 19 68.

Barbara Ferguson, Notary Public.

Commission Expires 10/24/70

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 .

Release To: Mercantile Capital Corp
Nashville, Tennessee
10/17, 27303

$13,595.47

WARRANTY DEED

FROM

JACKIE F. HUNSUCKER, ETUX

TO

JOE W. KEELER, ETUX

A 10540

IDENTIF. REFERENCE

AUG 23 3 11 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

AUG23	CONV	13,595.47				
AUG23 S'TAX			A*	35.36		
AUG23 PRFEE			A*	.50		
AUG23 W'DEED			A*	6.00	*	41.86