Prepared by: BASS, BERRY & SIMS, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4273 PAGE 345	MAP-PARCEL NUMBERS
James R. Kellam, III (NAME:)	Same (NAME:)	
909 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 130-11
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR 21

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS* cash in hand paid by James R. Kellam, III to James A. Stein and wife, Margaret Teas Stein, and other good and valuable considerations, including the assumption of the indebtedness secured by a deed of trust from James A. Stein to Albert William Johnson, Trustee, of record in Book 3682, page 473, R.O.D.C., which by the acceptance of this deed Grantee expressly assumes, we, James A. Stein and wife, Margaret Teas Stein *have bargained and sold, and by these presents do transfer and convey unto the said* James R. Kellam, III, his *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 lots Nos. 10 and 11, on the Revised Plan of the New Golf Club Subdivision, as of record in book 421, page 185, Register's Office for said County.

Said lots adjoin and front together 176 feet 8 inches on the northerly side of Forsythe Place and run back between parallel lines 188 feet on the west line of lot No. 11 and 248 feet on the east line of lot No. 10, along the west line of Lynwood Boulevard, to the south line of lot No. 13 on which they measure 166 feet 8 inches.

Being the same property conveyed to James A. Stein, by deed from Carrie H. Summers, of record in book 3646, page 349, said Register's Office.

This is (unimproved ( ) improved (X)) property, known as 909 Lynwood Blvd. (House Number) (Street) P. O. Address: Nashville (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 James R. Kellam, III, his *heirs and assigns, forever.*

And we *do covenant with the said* James R. Kellam, III *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 for 1968 taxes which have been prorated and assumed by Grantee; the deed of trust heretofore mentioned; and restrictive covenants of record in Book 653, page 112, R.O.D.C. *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* James R. Kellam, III, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20th *day of* September, *1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 22,084.12

Affiant

Subscribed and sworn to before me, this the 20th day of September, 1968

Notary Public

My Commission Expires: 5-4-1969

James A. Stein

Margaret Teas Stein

Margaret Teas Stein

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. O. Bass Jr., a Notary Public in and for said County and State, James A. Stein and wife, Margaret Teas Stein

the within named 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 26th day of September, 1968.

J. O. Bass Jr.
Notary Public

Commission expires 1-29-72

J. O. BASS JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

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.....

SEP 30 68 CONV 22,084.12
SEP 30 68 S'TAX B* 57.46
SEP 30 68 PR'FEE B* .50
SEP 30 68 W'DEED B* 3.00 * 60.96

WARRANTY DEED

FROM

James A. Stein, et ux

TO

James R. Kellam, III

A 14972

IDENTIF. REFERENCE

SEP 30 11 45 AM '68

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE