FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000

Robert A. Keenan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1969.

William J. Martin
Notary Public

MY COMMISSION EXPIRES: 12-2-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward W. Lee, Jr., Atty., 304 Second Avenue, North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Keenan (NAME)	Robert A. Keenan (NAME)	Map 119-9
190 Polk Avenue (STREET ADDRESS OR ROUTE NUMBER)	190 Polk Avenue (STREET ADDRESS)	Par. 5-6
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	n. a.

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~~ I, Clara Pippin Chaffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Keenan

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:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the map showing subdivision of the Hughes Residence lot and a resubdivision of Lots Nos. 57, 58, 59, 60, 70, 71, 72, and 73, including alley in the rear of said lots in the subdivision of Edenwold Park, as of record in Book 421, page 153, Register's Office for said County; described as follows:

Beginning at the northwest corner of Central Avenue, formerly Central Boulevard, and Grandview Avenue, formerly Caldwell Avenue, and running thence northerly with the westerly margin of said Grandview Avenue, 100 feet to the southeast corner of Lot No. 3 on said plan; thence with the line between Lots Nos. 2 and 3 in a southwesterly direction 269.2 feet to a turn in the line between said two lots, and continuing with said line, in a westerly direction 136.9 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 65 feet to the northerly margin of Central Avenue, formerly Central Boulevard; thence with the northerly margin of said Central Avenue, eastwardly 242 feet to a turn in said Central Avenue and continuing with the northerly margin of Central Avenue in a northeasterly direction 200.9 feet to the point of beginning.

Being the same property conveyed to John A. Chaffin and wife, Clara Pippin Chaffin, by deed from Edward R. Rains as of record in Book 1788, page 601, Register's Office for Davidson County, Tennessee. The said John A. Chaffin having since died.

This is ~~unimproved~~ improved property, known as 2639 Grandview Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37211 (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 ____ hand ____ this 15th day of September, 19 69

Clara Pippin Chaffin

STATE OF TENNESSEE
Davidson County

BOOK 4365 PAGE 786

Personally appeared before me, William T. Martin, a Notary Public in and for said County and State, the within named Clara Pippin Chaffin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of SEPTEMBER 1969

Commission expires 12-2-72

William J. Martin
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Nashville Tenn. on this the 15th day of September, 19__

My commission expires 12-2-72

William J. Martin
Notary Public

WARRANTY DEED

FROM Clara Pippin Chaffin

TO Robert A. Keenan

A 54409

IDENTIF. REFERENCE

SEP 17 11 47 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 17 69	CONV	20,000.00				
SEP 17 69	S'TAX		A*	52.00		
SEP 17 69	PR'FEE		A*	.50		
SEP 17 69	W'DEED		A*	3.00	*	55.50

File: Nashville Mtg. & Realty Co.

For and in Consideration of One Dollar to us paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, Lauriston H. Long et ux, Dianna W. Long

have this day bargained and sold, and do hereby transfer and convey, to Vivian W. Joyner Trustee, and his successors in trust, certain property in the State of Tennessee, Davidson County, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of J. G. Grissim's Subdivision of parts of lots No. 68 and 69 in George W. Blair's Revised Subdivision of Belmont Park Place, as of record in book 1424, page 36, Register's Office for said County.

Said Lot No. 6 fronts 100 feet on the northerly side of Castleman Drive and runs back between parallel lines 250 feet to a dead line.

Being the same real property conveyed to Lauriston H. Long by deed from Charles Paul Gurley recorded in Book _____, Page _____, Register's Office for said County.

SEP 17 93	MORT'G	*8,500.00				
SEP 17 93	S'TAX		A*	6.50		
SEP 17 93	PR'FEE		A*	.50		
SEP 17 93	T'DEED		A*	3.00	*	10.00

To Have and to Hold said property to the said Vivian W. Joyner Trustee, and his successor in trust, forever. We covenant that we are lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered. Subject to deed of trus of record in Book 3740, page 175, R.C. D.C. enn. We further covenant and bind ourselves our heirs and representatives, to warrant and defend the title to said property to the said Vivian W. Joyner Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.

But this conveyance is made in trust for the following uses and trusts, and for no other purpose, to wit:

We are justly indebted to Edward O. Joyner in the principal Sum of $8,500.00 payable $199.63 monthly. Interest and principal payment interest at 6% per annum. Said note can be paid off at any time and interest will be charged on time of use only.

Prepared by
Keith Randolph
3rd Nat'l Bk Bldg.

Now if we, Lauriston H. Long et ux, Dianna W. Long shall pay the sum aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if we fail to pay the said sum of money when due as aforesaid, or any part of said sum, according to the terms above expressed, then, all of the indebtedness hereby secured shall, at the option of the owner thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice, by three publication in daily or weekly newspaper in Davidson County, Tennessee, to sell said property at the Courthouse door in said County, to the highest bidder, for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.

And we agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $insurable until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured. We agree to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case we fail to do either, then said Trustee, or the creditor herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds will be applied by the Trustee:

First—To pay all the costs and charges of executing this trust, including attorney's fees and the expenses of any litigation which may arise on account of the execution and enforcement of this trust.

Second—To pay said debt, or any balance thereof then remaining unpaid.

Third—The residue to be paid to Lauriston H. Long et ux, Dianna W. Long or order. And in case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to Vivian W. Joyner, Trustee, shall be vested in said successor.

In the event of a sale of said property under and by virtue of this trust, the said Lauriston H. Long et ux and all persons holding under them shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days' written notice.

It is further agreed that the said Trustee, or his successors, may execute the power of sale herein and other powers and rights without giving bond or taking oath.

This 12 day of September, 1969

Lauriston H. Long

Dianna W. Long

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Lauriston H. Long et ux, Dianna W. Long

the bargainor S, with whom I am personally acquainted, and who acknowledged that they he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of Sept, 1969

Commission Expires April 29 1973 Ruth Randolph, Notary Public.

STATE OF
County of

Personally appeared before me, Helen L. Sweeney, a Notary Public in and for said County and State, the within named Dianna W. Long

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn., this 17th day of Sept, 1969

Commission Expires 2-28-73 Helen L. Sweeney, Notary Public

DEED OF TRUST

FROM
Lauriston H. Long and wife,
Dianna W. Long

TO
Vivian W. Joyner Trustee

File: Randolph Co. Realtors
18th Floor
Third National Bank Bldg.

Attorneys Title Company
Titles Guaranteed

Mail to Randolph Co., Realtors
Third National Bk. Bldg.
Nashville, Tennessee

A 5 4 4 1 0

IDENTIF. REFERENCE

SEP 17 11 54 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.