PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500.00

Hazel Keirsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 1969.

Don B. Talbot
Notary Public

MY COMMISSION EXPIRES: May 27, 1973
(AFFIX SEAL)

BOOK 4370 PAGE 314

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Keirsey, etux (NAME)	new owner (NAME)	Map 62-13
2310 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 80
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15D-35505

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, Lula M. Adkison Keeton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Keirsey and wife, Hazel Keirsey

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 part of Lot No. 8 on the Plan of Geo. I. Waddy's Subdivision of W. N. Morgan 18.25 acre tract, of record in Book 843, Page 101, Register's Office for said County described according to an unrecorded survey made by Z. J. Wilkinson, surveyor, April 27, 1954, as follows:
Said part of Lot No. 8 fronts 100 feet on the southeasterly margin of McGavock Pike or Williams Ferry Road, and runs back in a southeasterly direction on the northerly margin of said part of said lot, along the common dividing line between lots 8 and 9 of said subdivision plan, 213 feet to an iron pin, which said iron pin is located on the northwesterly margin of lot no. 11 on said subdivisio. plan; and runs back in a southeasterly direction on the southerly margin of said part of said lot, along the common dividing line between lots 7 and 8 of said subdivision plan, 161.4 feet to an iron pin. The rear lot line of said part of said Lot No. 8 is 67.1 feet in length and runs from the iron pin last mentioned in a straight line to the iron pin first mentioned. Said iron pins are respectively 213 feet and 161.4 feet distance from said southeasterly margin of McGavock Pike. Said Lot measurements are 100 feet on the front line; 213 feet on the northerly line; 161.4 feet on the southerly line; and 67.1 feet on the rear or easterly line.
Being the same property conveyed to Lula M. Adkison by deed from Elizabeth B. Marshall and husband Winston N. Marshall of record in Book 2279, Page 339, Registers Office for Davidson County, Tennessee. The said Lula M. Adkison has since married a man named Keeton.
This conveyance is made subject to restrictive covenants contained in deed from Elizabeth B. Marshall and husband, to Lula M. Adkison, dated May 24, 1954, filed May 25, 1954, and recorded in Book 2279, Page 339, Register's Office for Davidson County, Tennessee, and to all applicable Metropolitan government planning and zoning regulations.

This is unimproved ( ) improved (X) property, known as 2310 McGavock Pike, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 1st day of October, 1969

Lula M. Adkison Keeton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Don B. Tolbert, a Notary Public in and for said County and State, the within named Lula M. Adkison Keeton

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 1st day of October 1969.

Commission expires May 27, 1973

Don B. Tolbert
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Lula M. Adkison Keeton

TO
Earl Keirsey and wife,
Hazel Keirsey

A 56492

IDENTIF. REFERENCE

OCT 7 11 18 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-7 69	CONV	15,500.00				
OCT-7 69	S'TAX		A*	40.30		
OCT-7 69	PR'FEE		A*	.50		
OCT-7 69	W'DEED		A*	3.00	*	43.80