BOOK 4389 PAGE 877

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,950.

Paul M Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 1969.

Notary Public

MY COMMISSION EXPIRES: 4-13-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Thomas C. Binkley, 300 James Robertson Parkway, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Lewis, et.ux. (NAME)	SAME (NAME)	Map 44-5
354 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 60
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jesse R. Maggart and wife, Helen R. Maggart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul M. Lewis and wife, Connie E. Lewis

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:

BEING Lot No. 45 on the Plan of Scenic View Subdivision, according to an unrecorded plan prepared by W. W. Turner Co., Engineers, on September 14, 1948, but not of record.

SAID Lot is more particularly described as follows: Starting with a concrete monument at the south end of the return at the southwest corner of the intersection of Keeton Avenue and Havron Avenue, being the point of beginning, and running thence the following courses and distances. In a northerly direction along the southerly margin of the intersection of Keeton Avenue and Havron Avenue, around a curve having a radius of 25 feet, a distance of 51.6 feet to a concrete monument located in the southerly margin of Keeton Avenue; thence in a easterly direction along the southerly margin of Keeton Avenue a distance of 144.8 feet to an iron pin located on the center line of a 20-foot easement for public utilities; thence in a southwesterly direction along the center line of said 20 foot easement between lots Nos. 45 and 46 a distance of 130.7 feet to an iron pin; thence in a westerly direction along the line between lots Nos. 45 and 63 a distance of 80.9 feet to an iron pin in the easterly margin of Havron Avenue and on the line between lots Nos. 45 and 63; thence in a northerly direction along the easterly margin of Havron Avenue a distance of 147.9 feet to a concrete monument and the point of beginning.

BEING the same property conveyed to Jesse R. Maggart by deed from Joe D. Gunter, et. ux. of record in Book 4361, page 74, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 354 Keaton Avenue, 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 our hand s this 13th day of December, 1969.

Jesse R Maggart

Helen R. Maggart

STATE OF TENNESSEE
Davidson County

BOOK 4389 PAGE 878

Personally appeared before me, Ann B. Brevard, a Notary Public in and for said County and State, the within named Jesse R. Maggart and wife, Helen R. Maggart

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 13th day of December 19 69.

Commission expires 5-23-73

Ann B. Brevard
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

Jesse R. Maggart and wife,

Helen R. Maggart

TO

Paul M. Lewis and wife,

Connie E. Lewis

A 65164

IDENTIF. REFERENCE

JAN 2 4 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-2 70	CONV	15,950.00				
JAN-2 70	S'TAX		A*	41.34		
JAN-2 70	PR'FEE		A*	.50		
JAN-2 70	W'DEED		A*	3.00	*	44.84