This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

GTC 207014

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 145 PAR 87	Mr/Mrs Edward Cordell Keith same as below	new owners BOOK 4408 PAGE 479
FIELD BOOK NUMBER(S) FH 12528	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1328 ~~1330½~~ Otter Creek Road 37215	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

W. R. BENNEYWORTH & CO., INC.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD CORDELL KEITH and wife, PAULINE L. KEITH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract A on the Plan of Salant Property, as of record in Book 4060, page 100.

Said Tract A fronts 185.0 feet on the northerly side of Otter Creek Road and extends back between parallel lines 296.81 feet to a dead line.

Being the same property conveyed to W. R. Benneyworth & Co., Inc., by deed from Marjorie Salant, as of record in Book 4293, page 469.

This property is conveyed subject to a permanent easement for ingress and egress, created for the benefit of the present and future owners of Tract B on said Plan of record in Book 4060, page 100, the said easement comprising the westerly 20 feet of Tract A and described as follows: Beginning on the northerly margin of Otter Creek Road at the corner of Tract A and Tract B; thence, with the line between said two Tracts, north 12°09' east 296.81 feet to an iron pin; thence south 85°17' east 20 feet; thence south 12°09' west 296.81 feet to the northerly margin of Otter Creek Road; thence with the same north 85°17' west 20 feet to the beginning.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1970 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of April, 1970.

W. R. BENNEYWORTH & CO., INC.

By: W. R. Benneyworth
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ______________________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ______________________

____

the bargainor(s), 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 ______________________, Tennessee, this, the ______ day of ______________, 19____.

My commission expires:

____
Notary Public

STATE OF ______________________
COUNTY OF ______________________

Before me, ______________________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ______________________

____

the bargainor(s), 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, the ______ day of ______________, 19____.

My commission expires:

____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 7,500.00 Edward Cordell Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 70

MY COMMISSION EXPIRES: July 26, 1970 Reau E. Folk Jr.
(AFFIX SEAL) Notary Public

WARRANTY DEED
GTC-207014

FROM

W. R. BENNEYWORTH & CO., INC.

TO

EDWARD CORDELL KEITH and wife

A 7 3 3 6 1

IDENTIF. REFERENCE

APR 3 12 29 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

R-3	CONV	*7,500.00			
R-3	S'TAX		A*	19.50	
R-3	PR'FEE		A*	.50	
R-3	W'DEED		A*	3.00	* 23.00

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared W. R. Benneyworth xx ______________, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President xxxx, xxxxxxxxxx of W. R. Benneyworth & Co., Inc., a corporation, the bargainor, and that he, as such President xxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said W. R. Benneyworth as such President.. ~~and xxxxxxxxxxxxxxxxxxxxx~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx.

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of April, 19 70.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public