TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Winkler et ux (NAME)	Murphree Mortgage Company (NAME)	8D-53705
864 Bolton Drive (STREET ADDRESS OR ROUTE NUMBER)	226-3rd Avenue North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Jan. 2, 1958, executed by E.K. Johnakin and wife, payable to Murphree Mortgage Company, for the original sum of $15,700.00, with interest at 5½% per annum, both principal and interest payable $86.82 monthly, beginning Feb. 1, 1958, and said debt having been secured by a deed of trust of record in Book 2684, page 365, said Register's Office for Davidson County, Tennessee, and said debt having since been assigned to The Philadelphia Saving Fund Society, by instrument of record in Book 2756, page 513, said Register's Office; WE, FLOYD M. KEENE AND WIFE, DELMA Y. KEENE,

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES E. WINKLER AND WIFE, MARGARET MARIE WINKLER, 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. 90 on the Plan of Crest Meade, Section II, as of record in Book 2331, pages 151 and 152, Register's Office for said County, and described as follows: BEGINNING at a point in the northerly margin of Belton Drive, at the corner of Lots Nos. 89 and 90; thence with the line between said lots, northerly 140.9 feet to a corner of Lot No. 91; thence with the line between Lots Nos. 90 and 91, westerly 163.7 feet to the east margin of Alfred Drive; thence with the margin of the same, southerly 91.1 feet to the beginning of a curve; thence around said curve, southeasterly 38.5 feet to the north margin of Belton Drive; thence with the margin of the same, easterly 125.9 feet to the point of beginning.
Being the same property conveyed to Floyd M. Keene and wife, Delma Y. Keene, by deed from Virginia P. Johnakin, as of record in Book 3072, page 243, said Register's Office.

unimproved ( )
This is improved (X) property, known as 864 (House Number) Bolton Drive (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

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.

Witness our hands this 1st day of April, 1970

Delma Y. Keene
Floyd M Keene

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Floyd M. Keene and wife, Delma Y. Keene the bargainors, 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 Nashville, Tennessee, this 1st day of April, 1970

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

A. M. Tenison

Sworn to and subscribed before me, this 1st day of April, 1970

A. M. Tenison, Notary Public
My commission expires February 14, 1973

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - MERRITT

#1.
Warranty Deed
G-21460-Jmm
GUARANTY MORTGAGE FROM OF NASHVILLE
FLOYD M. KEENE, ET UX.
To
JAMES E. WINKLER, ET UX.

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A 7 3 3 8 3

IDENTIF. REFERENCE

APR 3 1 54 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-30	CONV	23,000.00				
APR-30	S'TAX		A*	59.80		
APR-30	PR'FEE		A*	.50		
APR-30	W'DEED		A*	3.00	*	63.30