Mail Jas. Patterson Box 25, Bellevue, Tennessee

BOOK 4422 PAGE 867

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Charles H. Keel, Jr., and wife

Mary Ann Keel

TO

Wade Conklin and wife,
Ann R. Conklin

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Conklin (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 142-10
538 Westward Winds Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Street (STREET ADDRESS)	Par. 9
Nahville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

A 79894

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 8 3 17 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 19,211.04 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 1970

Notary Public

MY COMMISSION EXPIRES: 4-26-73

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Charles H. Keel, Jr., and wife, Mary Ann Keel, to Vaden Lackey, Jr., Trustee, of record in Book 4077, page 263, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Charles H. Keel, Jr., and wife, Mary Ann Keel have bargained and sold, and by these presents do transfer and convey unto the said Wade Conklin and wife, Ann R. Conklin 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 Lot No. 66 on the Plan of Westward Winds Subdivision, as of record in Book 3700, page 32, Register's Office for said County.

Said Lot No. 66 fronts 71 feet on the northerly side of Westward Winds Drive and extends back 252.0 feet on the easterly side and 136.3 feet on the westerly side to a line in the rear, measuring 156.3 feet thereon.

Being the same property conveyed to Charles H. Keel, Jr., and wife, Mary Ann Keel, by deed from Hudson and Bowman Construction Company, of record in Book 4077, page 261, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3944, page 377, said Register's Office, and as shown on the Plan of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee.

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This is {unimproved / improved {x}} property, known as 538 Westward Winds Drive (House Number) (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 Wade Conklin and wife, Ann R. Conklin their heirs and assigns, forever.

And we do covenant with the said Wade Conklin and wife, Ann R. Conklin 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, except as set out herein, and taxes for 1970, which have been assumed by the said grantees.

And We, Charles H. Keel, Jr., and wife, Mary Ann Keel do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wade Conklin and wife, Ann R. Conklin their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 5th day of June, 19 70

Charles H. Keel, Jr.

Mary Ann Keel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James T. Patterson, a Notary Public in and for said County and State, the within named Charles H. Keel, Jr., and wife, Mary Ann Keel

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 5th day of June, 19 70

James T. Patterson, Notary Public.

Commission expires 11/7th 73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ..... the within named bargainor, a corporation, and that ....he as such ..... being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ....self as .....

JUN-8 CONV 19,211.04
JUN-8 ST TAX A* 49.92
JUN-8 OPTIC A* 50
JUN-8 DEED A* 3.00 * 53.42

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....