BOOK 4425 PAGE 547

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winstead Manor (NAME:)	Nashville Mortgage & Realty Co. (NAME:)	Map 147-7 Par. 20-21
190 Polk Avenue (STREET ADDRESS OR ROUTE NUMBER)	Second & Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

M.O.

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Phillip Saindon (comp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Henry C. Hubbard and wife, Mabel Hubbard,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Winstead Manor, a partnership composed of Robert A. Keenan and Nell N. Keenan, 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 Lots Nos. 13 and 14 in Noah W. Cooper's Subdivision of Miss Willie M. Davis' 56-7/8 acres, as of record in Book 1629, page 117, Register's Office for said County, described as follows:

Said Lot No. 13 fronts 139 feet on the south or east side of Edmondson Pike and runs back easterly between straight but not parallel lines to the rear or back side of said plan and measures 107 feet on the rear or back line.

Said Lot No. 14 fronts 139 feet on the south or east side of Edmondson Pike and runs back easterly between straight but not parallel lines to the rear or back side of said plan and measures 107 feet on the rear or back line.

Being the same property conveyed to Henry C. Hubbard and wife, Mabel Hubbard by deed from Willie M. Davis of record in Book 1488, page 392, said Register's Office; Henry Hubbard and wife Mabel Hubbard, in and to a portion of the premises, by deed from Frank Duncan and wife, Tommie Duncan, of record in Book 1758, page 242, Register's Office for Davidson County, Tennessee. Henry C. Hubbard and Henry Hubbard is one and the same person.

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 40,640.00

Affiant

Subscribed and sworn to before me, this the 18th day of June 19 70

Notary Public

My commission expires: April 26, 1971
(Affix Seal)

There is included in the above description a portion of an old slave cemetery that is on the rear of the property.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Winstead Manor, a partnership composed of Robert A. Keenan and Nell N. Keenan, their *heirs and assigns, forever.*

And we *do covenant with the said* Winstead Manor, a partnership composed of Robert A. Keenan and Nell N. Keenan, *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.*

And we, Henry C. Hubbard and wife, Mabel Hubbard, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Winstead Manor, a partnership composed of Robert A. Keenan and Nell N. Keenan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10 *day of* June, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry C Hubbard

Mabel Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jim S Smith, *a Notary Public in and for said County and State, the within named* Henry C. Hubbard and wife, Mabel Hubbard,

*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* 5 *day of* June, *19* 70.

Jim S Smith, *Notary Public.*

Commission Expires Feb. 12 1974.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., *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*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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 purpose therein contained, by signing the name of the corporation by*.....*self as*.....

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

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

HENRY C. HUBBARD, ET UX

TO

WINSTEAD MANOR, A PARTNERSHIP COMPOSED OF ROBERT A. KEENAN, ET AL

A 8 1 1 4 6

IDENTIF. REFERENCE

JUN 19 9 51 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 19?? CONV
JUN 19?? STAX 42,640.00 A* 110.76
JUN 19?? PRFEE A* .50
JUN 19?? MTGEED A* 6.00 * 117.26

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PEDIGO & SAINDON