TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Mr. & Mrs. Frank L. Keeling, Jr. | Guaranty Mortgage Company | 13 D 490 40 |
| (NAME) | (NAME) | |
| 4800 Trumpet Circle | 311 Seventh Avenue North | 59-5-97 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. | Nashville, Tenn. | BOOK 4465 PAGE 932 |

This instrument prepared by H. Lynn Greer, Jr., Trustee, 311 Seventh Ave. North, Nashville, Tenn.
(NAME) (STREET) (CITY)

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS
cash in hand paid by Frank L. Keeling, Jr. and wife, Bernice G. Keeling

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~ I
H. Lynn Greer, Jr., Trustee, with full power

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 27, Buena Vista Estates, Section II, as of record in Book 3842, page 257, Register's Office for said County.

Said Lot No. 27 fronts 38.59 feet on the easterly side of the Cul-de-sac of Trumpet Circle and extends back between lines, 105.0 feet on the southerly line and 159.3 feet on the northwesterly line to a line in the rear on which it measures 146.0 feet thereon.

Being part of the same property conveyed to H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber or otherwise convey without the joinder of any beneficiary by deed from Mary Brainard Boyd of record in Book 4168, page 10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 4800 Trumpet Circle, Nashville, Tenn.
(House Number) (Street) 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 9th day of December 19 70

H. Lynn Greer, Jr., Trustee

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 H. Lynn Greer, Jr., Trustee the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December 19 70

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

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILLE

# Warranty Deed

FROM

H. LYNN GREER, JR., TRUSTEE

TO

FRANK L. KEELING, JR. ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,350.00

Sworn to and subscribed before me this 9th day of December, 1970

A. M. Tenison, Notary Public
My Commission Expires: Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

$16.35

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

1004

BOOK 4405 PAGE 933

A 98938

IDENTIF. REFERENCE

DEC 11 9 53 AM '70

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| DEC 11 ☉ | CONV | 16,350.00 | | | | |
| DEC 11 ☉ | S'TAX | | A* | 42.38 | | |
| DEC 11 ☉ | PR'FEE | | A* | .50 | | |
| DEC 11 ☉ | W'DEED | | A* | 3.00 | * | 45.88 |