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IDENTIF. REFERENCE

MAR 29 3 28 PM '71

FELIX Z. NIELSEN II REGISTER
DAVIDSON COUNTY, TENN.

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,800.00

James H. Keesee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 71

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by John C. [illegible], Jr., Attorney at Law, Suite [illegible], [illegible]
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Keesee (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	104 E 0 6
3225 LaGrange Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Streets (STREET ADDRESS)	104 152
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Willard D. Richards and wife, Sarah E. Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Keesee and wife, Marian E. Keesee

HEREINAFTER CALLED THE 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. 217 on the Plan of Bordeaux Hills, Section III, as of record in Book 3600, page 34, Register's Office for said County.

Said Lot fronts 55 feet on the westerly side of Lagrange Drive and runs back 127.53 feet on the northerly line and 128.7 feet on the southerly line, to a dead line in the rear, on which it measures 58.24 feet.

Being the same property conveyed to Willard D. Richards and wife, Sarah E. Richards, by deed from L. C. McMahan and wife, Inez G. McMahan, of record in Book 4192, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3674, page 335, and Book 3676, page 294, and easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 3600, page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3225 Lagrange Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 26th day of March, 19 71

Willard D. Richards

Sarah E. Richards

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Betty B. Summers, a Notary Public in and for said County and State, the within named Willard D. Richards and wife, Sarah E. Richards

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 26th day of March 19 71

Commission expires July 22, 1974

Betty B. Summers
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

Q41779-3

WARRANTY DEED

FROM
Willard D. Richards and wife,

Sarah E. Richards

TO
James H. Keesee and wife,

Marian E. Keesee

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 29 71	CONV	13,800.00				
MAR 29 71	S'TAX		A*	35.88		
MAR 29 71	PR'FEE		A*	.50		
MAR 29 71	W'DEED		A*	3.00	*	39.38