FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,300.00

Maggie L Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 71.

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 112 Stahlman Building, Nashville, Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Clark (NAME)	First Investment Company (NAME)	12W 37125
808 45th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Map 91-12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43219 (CITY) (STATE) (ZIP)	Par 21

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~~ I, THOMAS M. KEATING, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN J. CLARK AND WIFE, MAGGIE L. CLARK

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 Lots Nos. 113 and 115, Block 64, on the plan of No. 1, Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 113 and 115 front together 50 feet on the easterly margin of 45th Avenue North, formerly 4th Street, and extend back between parallel lines 105.5 feet to the westerly margin of a 25 foot alley.

BEING the same property vested in Thomas M. Keating, a widower, as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to Thomas M. Keating and wife, Mae Marie Walker Keating, now deceased, from Clarence H. Roberts and wife, Minnie Juanita Coleman Roberts, of record in Book 2102, page 333, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 808 45th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (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 my hand this 15th day of April 19 71

Thomas M Keating
THOMAS M. KEATING

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS M. KEATING

the bargainor, 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 15th day of April 19 71

Commission expires 12/12/72

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

WARRANTY DEED

FROM THOMAS M. KEATING, a widower

TO JOHN J. CLARK ET UX

B 11822

IDENTIF. REFERENCE

APR 21 1 59 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR21	CONV	*7,300.00			
APR21	S'TAX		A*	18.98	
APR21	PR'FEE		A*	.50	
APR21	WDEED		A*	3.00	* 22.48

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rowl Bov 8

PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201