Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd.,Madison,Tenn.

WARRANTY DEED

BOOK 4501 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Javan Keith	Same	Map 72-9
(NAME) 2609 Gallatin Road	(NAME)	Par. 237
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	DW

For and in Consideration of the sum of Three thousand seven hundred dollars and no/100 ----------($3,700.00)----- *DOLLARS* Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Mrs. Leroy Whitson, Executrix of the Estate of Frances Mai Brown,Deceased the grantor *have bargained and sold, and by these presents do transfer and convey unto the said* Javan Keith and wife, Peggy Keith, the grantees and 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 the westerly half of Lot No. 36 on the Map of East Hill Addition, as of record in Book 332, Page 33, R.O.D.C., Tennessee.

Said part of Lot no. 36 fronts 50 feet on the southerly side of Delas Avenue and runs back between parallel lines 191 feet to a dead line.

Being the same property conveyed to Frances Morgan Brown, a widow, by deed from D.S. De Weese and wife, Cora Lee De Weese, of record in Book 2095, page 601, R.O.D.C., Tennessee. The said Frances Morgan Brown(being one and the same person as Frances Mai Brown) died testate and by will of record in Will Book____, page _____, County Clerk's Office for said County, devised said property to Robert Anthony Whitson, the said devisee being a minor, the grantor herein, as Executrix, is authorized and directed to execute this conveyance by order entered in Rule # 55232, Probate Ct. Davidson County Court House, Nashville, Tennessee.

This is unimproved (X) improved ( ) property, known as 1000 West Delmas, Nashville, Tennessee (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 grantees and 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.*

And I, the grantor *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 5th *day of* May, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Leroy Whitson, Executrix

BOOK 4501 PAGE 146

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. Leroy Whitson, Executrix of the Estate of Frances Mai Brown, Deceased

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 5th day of May, 19 71.

Billy H. Howell
Notary Public

Commission expires November 1st, 1972

MAY 12 F CONV *3,700.00
MAY 12 F S TAX A* 9.62
MAY 12 F PR FEE A* .50
MAY 12 F W DEED A* 3.00 * 13.12

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 ...

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 3,700.00 ... and that the amount which I have sworn to ... is true and correct to the best of my knowledge, information and belief, and that the transaction is bona fide and without any voluntary ...

Javan Keith

Subscribed and sworn to before me this 5th day of May 1971

Billy H. Howell

Notary Public

My Commission Expires Nov. 1st, 1972

NOTARY PUBLIC SEAL TENN.

WARRANTY DEED

FROM Mrs. Leroy Whitson, Executrix

TO Javan Keith et ux

B 14468

IDENTIF. REFERENCE

MAY 12 10 59 AM '71

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee