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BOOK 4613 PAGE 660

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,850.00

Elva Keeton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1972.

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

IDENTIF. REFERENCE

JUN 26 3 44 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elva D. Keeton, unmarried (NAME)	GUARANTY MORTGAGE COMPANY OF NASHVILLE (NAME)	
4112 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue North (STREET ADDRESS)	59-5
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	44

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, Imperial Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elva D. Keeton, an unmarried person

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. 85 on the Plan of Buena Vista Estates, Section III, as of record in Book 4175, page 139, Register's Office for said County.

SAID Lot 85 fronts 70 feet on the east side of Boyd Drive and extends back between lines, measuring 150.03 feet on the southerly line and 150 feet on the northerly line to a dead line in the rear, measuring 72.8 feet thereon.

BEING part of the same property conveyed to Imperial Corporation, by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4466, page 867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4435, page 92, Register's Office for said County, easements and setback lines as set forth in the above plan of record, and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

JUN 26 72	CONV	19,850.00			
JUN 26 72	S TAX		A*	51.48	
JUN 26 72	PR FEE		A*	.50	
JUN 26 72	W DEED		A*	4.00	* 55.98

This is improved XXX / unimproved ( ) property, known as 4112 Boyd Drive (House Number) (Street) Nashville, Tennessee 37218 (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.

IN WITNESS WHEREOF, IMPERIAL CORPORATION has caused this instrument to be executed by its duly authorized officer this the 20th day of June, 1972.

IMPERIAL CORPORATION

BY: William H. Towe, President

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William H. Towe

~~and~~ _____ with whom I am personally acquainted and who upon (~~their oath~~ his oath) acknowledged (~~themselves~~ himself) to be the President

~~and~~ _____ ~~respectively~~ of the Imperial Corporation

the within named bargainor, a corporation, and that (he) as such President

~~and~~ _____ (~~they~~), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William H. Towe

~~as such~~ _____, ~~and attesting the same by the said~~

~~as such~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of June, 19 72.

My commission expires 11/8/75

_____
Notary Public

FILE IN BOX #4

WARRANTY DEED

FROM
IMPERIAL CORPORATION

TO
ELVA D. KEETON, UNMARRIED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Elva D. Keeton, unmarried