BOOK 4725 PAGE 178

This Instrument Was Prepared By WILLIAM C. BO[illegible], ATTY. 404 JAMES ROBERTSON PARKWAY NASHVILLE, TENN. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES THOMAS KEELING (NAME)	LOVELL & MALONE, INC. (NAME)	
3500 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663, Uptown Station (STREET ADDRESS)	104-5
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	356

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - DOLLARS cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, OLLIE BYRN AND SON, GRADY D. BYRN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

have bargained and sold, and by these presents do transfer and convey unto the said JAMES THOMAS KEELING, SINGLE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the south part of Lot No. 269 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, pages 92, and 174, Register's Office for said County.

Said part of lot No. 269 fronts 50 feet on the northerly side of Central Avenue and runs back between lines 138 feet on the westerly line to an iron pin and 130 feet on the easterly line along the westerly margin of Park Circle to a dead line in the rear on which it measures 76.67 feet.

BEING the same property conveyed to OLLIE BYRN AND SON, GRADY D. BYRN, by deed from Union Development Company, of record in Book 2445, page 387, said Register's Office.

JUL-5[illegible]	CONV	18,950.00			
JUL-5[illegible]	S TAX		A*	49.14	
JUL-5[illegible]	PR FEE		A*	.50	
JUL-5[illegible]	W DEED		A*	4.00	* 53.64

unimproved ( )
This is improved (x) property, known as 3500 Central Avenue (House Number) (Street)
Nashville, Tennessee 37205 (P. O. Address) (City or Town) (Zip Code)

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 6th day of June, 1973.

Ollie Byrn
(Ollie Byrn)

Grady D. Byrn
(Grady D. Byrn)

This Instrument Was Prepared

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

Personally appeared before me, Helen Louise, a Notary Public in and for said County and State, the within named Ollie Byrn and Grady D. Byrn

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 Dickson, Tenn., this 11th day of June, 1973.

My commission expires Jan. 21, 1976 Notary Public Helen Louise

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James Thomas Keeling
(James Thomas Keeling)

Sworn to and subscribed before me
this 2 day of July, 1973.

My commission expires Oct 14, 1976 Notary Public

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM

OLLIE BYRN AND SON,

TO

GRADY D. BYRN

JAMES THOMAS KEELING, SINGLE

01 4069

IDENTIF. REFERENCE

Jul 5 10 53 AM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

Return To:

LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219