324.50

WARRANTY DEED

BOOK 4743 PAGE 150

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Dana Brown	SAME	Map 130-2
(NAME) 4429 Iroquois Ave.	(NAME)	Parcel 161
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	BM-8040
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($125,000.00

ONE HUNDRED TWENTY FIVE THOUSAND and NO/ 100---------- *Dollars,* of which $99,671.37 has been paid in cash by R. Dana Brown and Wife, Jane Tyne Brown, hereinafter referred to as GRANTEES, and the agreement by the GRANTEES to assume and pay $25,328.63, being the unpaid principal balance of a note secured by a deed of trust recorded in Book 3982, page 977 and assigned to Forrest Life Insurance Company in Book 4540, page 792 Register's Office for Davidson County, Tennessee, and for other good and valuable considerations, reciept of which are here by acknowledged, we WILLIAM C. KEYES and wife, HARRIET S. KEYES, GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 1 and the westerly part of lot No. 2 on the Plan of the subdivision of lots Nos. 11 and 46 and parts of lots Nos. 10, 44-B, 45 and 47 in Belle Meade Plan No. 2 as of record in book 421, page 55, Register's Office for Davidson County, Tennessee, also part of lot No. 47 on the plan of Belle Meade Subdivision No. 2 as of record in book 421, page 51, said Register's Office, described as follows:
Beginning at the southeast corner of Iroquois Place and Belle Meade Boulevard; thence with the southerly margin of Iroquois Place eastwardly 200 feet; thence southwardly 217 feet, more or less, to a point 19 feet south of the southerly line of said lot No. 2; thence westwardly and parallel with the southerly margin of Iroquois Place 185 feet to the easterly margin of Belle Meade Boulevard northwardly 218.25 feet to the beginning. Refers to book 846, page 516, and book 991, page 688, Registor's Office for said County.

Being the same property conveyed to William C. Keyes and wife, Harriet S. Keyes, by deed from Harold R. Spencer and wife, Mary Randolph Coleman Spencer, as of record in book 4262, page 293, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 31 day of August, 19 73

My commission expires: 4-27-76 (Affix Seal)

Affiant

Notary Public

This is improved ( ) unimproved ( ) property known as 4429 Iroquois Ave. Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for the hereinabove mentioned deed of trust

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* thirty-first *day of* August, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
Nashville, Tennessee 37201

William C. Keyes

Harriet S. Keyes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Merle H. Wannamaker, a Notary Public in and for said County and State, William C. Keyes and Harriet S. Keyes

the within named 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 31st day of August, 19 73

Merle H. Wannamaker, Notary Public

Commission expires Nov. 17, 1976

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.....

SEP-4 73	CONV	90,000.00			
SEP-4 73	CONV	35,000.00			
SEP-4 73	S'TAX		A*	325.00	
SEP-4 73	PR'FEE		A*	.50	
SEP-4 73	W'DEED		A*	4.00	* 329.50

WARRANTY DEED

FROM

William C. Keyes et ux

TO

R. Dana Brown et ux

C 2 2 3 3 9

IDENTIF. REFERENCE

SEP 4 12 04 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE