Buyer - Ken M. Keller
1205 Bennie Dillon Bld.
Nashville, Tenn. 37203
send tax bill to same

THIS INSTRUMENT PREPARED BY A. P. OTTARSON JR., ATTORNEY AT LAW, 125 THIRD AVENUE, NORTH, FRANKLIN, TENNESSEE 37064

104-15
425 pw

BOOK 4747 PAGE 903

PARCEL NO. 24W-11730

FOR AND IN CONSIDERATION of the sum of Forty Eight Thousand ($48,000.00) Dollars, paid in cash, the receipt of which is hereby acknowledged, we, ANN O. DANIELS AND SUSAN O. LENTJES, have bargained and sold, and by these presents do transfer and convey unto DR. KEN M. KELLER, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lots Nos. 1 and 2 on the plan of the subdivision of the estate of Daniel McIntyre Sr. as of record in Plan Book 3, page 30, Chancery Court at Nashville and described by a survey of John M. Sullian, Civil engineer, dated September 4, 1973, as follows:
>
> BEGINNING at a point in the easterly margin of 21st Avenue South, at the south face of a rock wall, being the northwesterly corner of the above set out tract, thence 45 feet with said wall to a point, thence southerly 166.5 feet to an iron pin at the northerly margin of Beechwood Avenue; thence with said street westerly 109.64 feet to a point; thence on a curve 37.69 feet to a point in the easterly margin of 21st Avenue, South; thence with said Avenue, northerly 165.44 feet to the point of beginning and being the same property acquired by the grantors under the will of Agnes Idelle Ottarson, deceased, of record in Will Book 107, page 247, Probate Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Dr. Ken M. Keller, his heirs and assigns, forever.

And we do covenant with the said Dr. Ken M. Keller, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by restrictive covenants contained in an instrument of record in Book 1129, page 363, Register's Office for Davidson County, Tennessee; taxes for the year 1973, which are prorated and assumed by grantee, and all existing highway, roadway and utility easements.

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 Dr. Ken M. Keller, his heirs and assigns, against the lawful claims of all persons whomsoever.

And we, Fred W. Lentjes and James R. Daniels, husbands of the grantors herein also execute this instrument in order to release

any rights we may have in and to the above described property.

Witness our hands this the 7th day of September, 1973.

Ann Otlarson Daniels

James R. Daniels

Susan Otlarson Lentjes

Fred W. Lentjes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named James R. Daniels and wife, Ann O. Daniels, two of the bargainors, 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 the 7 day of September, 1973.

Eugene M. Stuckey

Notary Public

My commission expires:

3/3/74

STATE OF LOUISIANA

PARRISH OF Lafayette

Personally appeared before me, Patricia C. Hill, a Notary Public in and for said State and County, the within named Fred W. Lentjes and wife, Susan O. Lentjes, two of the bargainors, 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 Lafayette, Louisiana, this the 10 day of September, 1973.

Patricia C. Hill

Notary Public

My commission expires:

at death

PATRICIA C. HILL
Notary Public
Lafayette Parish, Louisiana
My commission expires at death

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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 $48,000.00, whichever amount is equal to or greater than the amount which the property transferred would demand at a fair voluntary sale.

AFFIANT Ann Ottarson Daniels

Subscribed and sworn to before me this the 7 day of September, 1973.

Notary Public

My commission expires:

3/3/74

C 2 4 5 5 6

IDENTIF. REFERENCE

SEP 19 3 28 PM '73

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 1973 CONV 48,000.00 A* 124.80
SEP 1973 S'TAX A* .50
SEP 1973 PR'FEE A* 6.00 * 131.30
SEP 1973 W'DEED