BOOK 4749 PAGE 552

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:

W. E. WEEMS, II
3310 Lebanon Road Building
Hermitage, Tennessee 37076

mail to

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,250

x Wm A. Keel, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 1973

Notary Public

MY COMMISSION EXPIRES: 2-5-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrews Birchett, et ux (NAME)	(NAME)	3D 42870
132 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	S A M E (STREET ADDRESS)	84-12
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	67

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, William A. Keel, Jr. and wife, Jean Harmon Keel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrews Birchett and wife, Martha Birchett

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:

Being part of Lot No. 173 on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, dated November 12, 1960, as follows:

Beginning at an old iron pin set in the southerly margin of Denneywood Drive, which point is 15.19 feet easterly from the corner of Lots Nos. 172 and 173; thence eastwardly with the southerly margin of Denneywood Drive, 87 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southeastwardly around said curve, a distance of 31.42 feet to a point in the westerly margin of Fairway Drive; thence southwardly along the westerly margin of Fairway Drive, 110 feet to the corner of Lots Nos. 173 and 174; thence with the line between said two lots, westwardly 123.9 feet; thence northwardly 130.95 feet to the beginning.

Being the same property conveyed to William A. Keel, Jr., by deed from Newton P. Black, unmarried, of record in Book 4444, page 510, said Register's Office.

This conveyance is subject to setback lines, easements, encumbrances, encroachments and restrictions as of record in Book 1835, pages 27 and 28 and Book 1874, page 492.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by Installment deed to Newton T. Black, of record in Book 4444, page 510, said Register's Office.

unimproved ( )
This is improved (X) property, known as 12 Fairway Drive, Nashville, Tennessee
(House Number) (Street) (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.

Witness my hand this 22nd day of September, 1973.

Wm A. Keel, Jr. WILLIAM A. KEEL, JR.

Jean Harmon Keel JEAN HARMON KEEL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William A. Keel, Jr. and wife, Jean Harmon Keel

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 Hermitage, Tennessee, this 22nd day of September, 19 73

Commission expires 2-5-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
WILLIAM A. KEEL, JR. AND WIFE, JEAN HARMON KEEL

TO
ANDREWS BIRCHETT, ET UX

C 2 5 2 3 5

IDENTIF. REFERENCE

Sep 25 12 54 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP25	CONV	21,250.00				
SEP25 STAX			A*	55.12		
SEP25 PRFEE			A*	.50		
SEP25	WDEED		A*	4.00	*	59.62