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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SHELBY }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Thomas A. Keyes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF March 1974

Sheila V. Southcott
Notary Public

MY COMMISSION EXPIRES: 10-15-77

(AFFIX SEAL)

JOHN T. CONNERS, JR. THIS INSTRUMENT WAS PREPARED BY
Attorney, 21st Floor, First American Center, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis Lai, et ux (NAME)	Murphree Mortgage Company (NAME)	9D 28738
765 Myhr Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 156-2-84
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas A. Keyes and wife, Ann DuBose Keyes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis Lai and wife, Amy Lai

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. 310 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, Register's Office for said County.

Said lot fronts 90 feet on the easterly side of Myhr Drive and extends back 242 feet on the northerly line and 218.5 feet on the southerly line to a dead line in the rear and measures 93 feet thereon.

Being the same property conveyed to Thomas A. Keyes and wife, Ann DuBose Keyes, by deed from Frank D. McAndrew and wife, Patricia McAndrew, of record in Book 4563, page 451, Register's Office for Davidson County, Tennessee.

SUBJECT TO restrictive covenants contained in Book 4237, page 179, Register's Office for Davidson County, Tennessee; SUBJECT TO easements and setback lines contained in Owner's Certificate shown on Plan of Record in Book 4175, page 15, said Register's Office and SUBJECT TO 1974 taxes, which have been prorated and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 765 Myhr 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 our hand S this 8TH day of March, 1974

Thomas A. Keyes
THOMAS A. KEYES

Ann DuBose Keyes
ANN DuBOSE KEYES

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STATE OF TENNESSEE
~~Davidson~~ County
Shelby

Personally appeared before me, Sheila V. Smithwick, a Notary Public in and for said County and State, the within named Thomas A. Keyes and Ann DuBose Keyes

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 _____, Tennessee, this 8th day of March 19 74

Commission expires 10-15-77

Sheila V. Smithwick
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 (his oath / their several oaths) acknowledged (himself / themselves) 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
THOMAS A. KEYES, ET UX

TO
FRANCIS LAI, ET UX

C 4 6 5 1 5

IDENTIF. REFERENCE

MAR 21 10 43 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR21'74	CONV	40,500.00			
MAR21'74 STATAX			A*	105.30	
MAR21'74 RGTFEE			A*	.50	
MAR21'74	MDEED		A*	4.00	* 109.80