BOOK 4799 PAGE 105

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Wayne A. Rader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 1974.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wayne A. Rader (NAME)	J. I. Kislak Mortgage Corporation (NAME)	23W-955
1435 Electric Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Map 94-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	Par 360

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, LARRY M. KEY and wife, JUDY E. KEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE A. RADER and wife, GLENDA J. RADER

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. 157 on the Map of Shelby Village No. Two, of record in Book 1835, page 48, Register's Office for said County, described as follows:

BEGINNING at a point in the southwesterly margin of 15th Street South at the corner of Lots Nos. 157 and 158; thence with the line between said Lots southwesterly 50 feet to a corner of Lot No. 156; thence with the line between Lots Nos. 156 and 157, southeasterly 88.9 feet to the northwesterly margin of Electric Avenue; thence with the margin of the same northeasterly 65 feet to the beginning of a curve; thence around said curve, northerly 39.4 feet to the margin of 15th Street South; thence with the margin of the same northwesterly 63.4 feet to the beginning.

BEING the same property conveyed to Larry M. Key and wife, Judy E. Key, by deed from Herbert E. Rediker and wife, Jean Clark Rediker, of record in Book 3903, page 540, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements or other encumbrances which are matters of public record.

This is unimproved ( ) improved (X) property, known as 1435 Electric Avenue, 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 22nd day of March, 1974

Larry M. Key — Judy E. Key

BOOK 4799 PAGE 106

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY M. KEY and wife, JUDY E. KEY

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 22nd day of March 1974.

Commission expires 5-1-76

John V. Adams
Notary Public

JOHN V. ADAMS ★ NOTARY PUBLIC FT ARGE ★ STATE OF TEN

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
LARRY M. KEY ET UX

TO
WAYNE A. RADER ET UX

C 46959

IDENTIF. REFERENCE

MAR 25 3 02 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAR 25	CONV	14,000.00			
MAR 25	S TAX		A*	36.40	
MAR 25	PR FEE		A*	.50	
MAR 25	W DEED		A*	4.00	* 40.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201