FORM NO. WD-1

BOOK 4846 PAGE 278

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2600.00

+ Clara Lorene Loftis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August 19 74

Notary Public

MY COMMISSION EXPIRES: 4-5-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold E. Collins, Atty., 802-51st Ave. No., Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Keeton (NAME)	SAME (NAME)	Map 91-10
1039 Cheek's Ferry Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt 219
Nashville, Tenn 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Twenty-Six Hundred ($2600.00)

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, I, Clara Lorene Loftis, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Keeton, a single person

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 the easterly portion of Lot No. 5 of G. W. Dunn's Subdivision of Lot "I" Map of HOlman Heights, as of record in Book 332, page 7, Register's Office for said County, according to a map and possible survey made by Geo. W. Watkins, Surveyor, December 7, 1953.

Said part of Lot No. 5 fronts 75 feet on the westerly side of Nichol (shown on said map as "Ethel") Street and runs back between parallel lines 118.9 feet on the northerly line and 108.7 feet on the southerly line, to a dead line.

Being the same property conveyed to Clara Lorene Loftis by deed from Thomas B. Vaughn and wife, Vanna B. Vaughn, of record in Book 4716, Page 251, R.O.D.C., Tenn.

unimproved (X)
This is improved ( ) property, known as 503 Nichol Street
(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 August, 19 74

+ Clara Lorene Loftis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, HAROLD E. COLLINS, a Notary Public in and for said County and State, the within named Clara Lorene Loftis

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of Aug. 1974

Commission expires 2-8-78

Harold E. Collins
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

CLARA LORENE LOFTIS

TO

JAMES J. KEETON

C 6 8 4 5 3

IDENTIF. REFERENCE

AUG 23 9 44 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 23 74	CONV	*2,600.00			
AUG 23 74	S'TAX		A*	6.76	
AUG 23 74	PR'FEE		A*	.50	
AUG 23 74	W'DEED		A*	4.00	* 11.26