Prepared by: Grant W. Smith, Attorney
711 J. C. Bradford Building
Nashville, Tennessee 37219

Mail

BOOK 4888 PAGE 208

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann M. Allen (NAME)	First Federal Savings & Loan (NAME)	Map 72-12
1700 Hanover Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Par. 17 MC
Nashville, Tennessee 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Two Hundred and No/100 ($17,200.00) ---------- *Dollars,*

of which $1,831.62 has been paid in cash by Ann M. Allen, and for the balance the said Ann M. Allen has this day assumed and agreed to pay the balance, to wit, $15,368.38, upon a note dated January 22, 1974, in the original amount of $15,450.00, signed by Timothy B. McKeithen and wife, Dixie J. McKeithen, and secured by a Deed of Trust executed by them to T. I. Holman, Jr., Trustee, of record in Book 4782, page 785, Register's Office for Davidson County.

We, Timothy B. McKeithen and wife, Dixie J. McKeithen,

have this day bargained and sold, and do hereby transfer and convey unto the said Ann M. Allen, and her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 92 on the map showing the Subdivision of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 92 fronts 69 feet on the southerly side of Hanover Avenue and runs back between parallel lines, with the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Timothy B. McKeithen and wife, Dixie J. McKeither, by deed from Marlin Bennett and wife, Daisy M. Bennett, of record in Book 4782, page 783, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,200.00

Subscribed and sworn to before me, this the 7th day of February 19 75

Affiant

My commission expires: Oct. 25, 1976 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 1700 Hanover Avenue, Nashville, Tennessee, 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ann M. Allen, and her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the indebtedness secured by said Deed of Trust of record in Book 4782, page 785, RODC.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ann M. Allen, and her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* February, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Timothy B. McKeithen

Dixie J. McKeithen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Timothy B. McKeithen and wife, Dixie J. McKeithen,

the within named 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 7th day of February, 19 75.

Notary Public

Commission expires Oct. 25, 1976

GRANT H. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

FEB 10 75	CONV	17,200.00			
FEB 10 75	S'TAX		A*	44.72	
FEB 10 75	PR'FEE		A*	.50	
FEB 10 75	W'DEED		A*	4.00	* 49.22

WARRANTY DEED

FROM Timothy B. McKeithen, et ux

TO Ann M. Allen

C 87049

T

IDENTIF. REFERENCE

FEB 10 10 46 AM '75

FELIX A. WINSETT REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE