BOOK 4918 PAGE 779

WARRANTY DEED

This instrument prepared by:
Gail Pigg, Attorney
230 Fourth Ave., North
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Henry S. Keeling and wife, Betty Jane Keeling	Home Federal Savings & Loan Association	116-4
(NAME) 3415 Granada Lane	(NAME) 230 Fourth Avenue, North	#42
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O./ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Home Federal Savings and Loan Association and secured by a Deed of Trust of record in Book 4626, page 956, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

ANTHONY W. WALTON and wife, ANN K. WALTON

have this day bargained and sold, and do hereby transfer and convey unto the said

HENRY S. KEELING and wife, BETTY JANE KEELING

their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 23 in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, a plan which is of record in Book 421, page 100, Register's Office for said County.

Said northerly part of Lot No. 23 fronts 50 feet on the easterly side of Kenner Avenue and extends back eastwardly between parallel lines on the northerly line 156 feet and on the southerly line 154 feet, more or less, to a 10 foot Reserve strip in rear and measures 50 feet, more or less, on said Strip.

Being the same property conveyed to Anthony W. Walton and wife, Ann K. Walton by deed from Arik Makleff and wife, Sonia Makleff of record in Book 4626, page 954, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 2nd day of June 19 75

My commission expires: 4/27/77 (Affix Seal)

Affiant Henry S. Keeling

Notary Public Gail Pigg

unimproved
This is improved (X) property, known as 176 Kenner Avenue, Nashville, Tennessee 37205
(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

Henry S. Keeling and wife, Betty Jane Keeling

their

(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 1975 taxes.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Henry S. Keeling and wife, Betty Jane Keeling

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 2nd *day of* June, 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.*

Anthony W. Walton
Anthony W. Walton

Ann K. Walton
Ann K. Walton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Anthony W. Walton and wife, Ann K. Walton

the within named 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 Nashville, Tennessee, this 2nd day of June, 19 74

Gail Pigg Notary Public

Commission expires 4/27/77

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.....

JUN-4 75 CONV 28,000.00
JUN-4 75 S'TAX A* 72.80
JUN-4 75 PR'FEE A* .50
JUN-4 75 W'DEED A* 4.00 * 77.30

D01148

IDENTIF. REFERENCE

JUN 4 3 21 PH '75

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Anthony W. Walton et ux
TO
Henry S. Keeling et ux

Compliments of

Chicago Title Insurance Company
First Floor -- First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238
RETURN TO GAIL PIGG