MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

BOOK 4929 PAGE 732

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00

Daniel L. Van Pelt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1975

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 22 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HENRY K. BUCKNER, JR., ATTY. 3937 GALLATIN RD., NASHVILLE, TENN. 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLEMMIE KEELING and DANIEL L. VAN PELT (NAME)	new owner (NAME)	83-13
1429A McGAVOCK PIKE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16
NASHVILLE TENN. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W 5940

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, ROBERT ALLEN MARLIN and wife PEGGY MARLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLEMMIE KEELING and DANIEL L. VAN PELT as joint Tenants with right of survivorship.

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. 143 on the map of East Edgefield Addition, of record in book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 143 fronts 50 feet on the northerly side of Boscobel Street, formerly Magnolia Avenue and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to ROBERT ALLEN MARLIN and wife PEGGY MARLIN by deed from CLARA PEGGY MARLIN of record in Book 4355, page 855, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1205 Boscobel St., Nashville, Tenn.
(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 2nd day of July, 1975

Robert Allen Marlin — ROBERT ALLEN MARLIN

Peggy Marlin — PEGGY MARLIN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT ALLEN MARLIN and wife PEGGY MARLIN

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 Nashville, Tennessee, this 3rd day of July, 19 75.

Commission expires My Commission Expires Dec. 5, 1977

Edna Earl Caughey
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

3937 GALLATIN RD. NASHVILLE, TENN.

FROM
ROBERT ALLEN MARLIN and wife

PEGGY MARLIN

TO
CLEMMIE KEELING and

DANIEL L. VAN FELT

D05804

IDENTIF. REFERENCE

JUL 7 4 16 PH '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JIM STEVENS
"SALES THAT SATISFY"
REALTY & AUCTION ASSOCIATES
228-2541 JIM STEVENS, Auctioneer 3937 Gallatin Rd.
Licensed in Tenn. & Ky. - Realtors & Auctioneers Assn. Nashville, Tenn.

JUL-7 75	CONV	*4,500.00			
JUL-7 75	S'TAX		A*	11.70	
JUL-7 75	PR'FEE		A*	.50	
JUL-7 75	W'DEED		A*	4.00	* 16.20