This instrument prepared by:
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

BOOK 4934 PAGE 569

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Houston James Keith	Same	93-4 Par. 23
(NAME)	(NAME)	
701 Shelby Avenue		18W-6600
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and no/100 ---------- ($15,000.00) ---------- *Dollars,*

cash in hand paid by Houston James Keith and wife, Martha Keith, the receipt of which is hereby acknowledged,

JUL 23 75	CONV	15,000.00			
JUL 23 75	S'TAX		A*	39.00	
JUL 23 75	PR'FEE		A*	.50	
JUL 23 75	W'DEED		A*	4.00	* 43.50

We, Leo Beasley and wife, Georgia R. Beasley,

have this day bargained and sold, and do hereby transfer and convey unto the said Houston James Keith and wife, Martha Keith, their

(successors), heirs and assigns,

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

Being Lot No. 100 in Williams' First Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 45, Register's Office for said County.

Said Lot No. 100 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines with the easterly margin of 7th, formerly Foster, Street 175 feet to an alley.

Being the same property conveyed to Leo Beasley and wife, Georgia R. Beasley, by deed from Hazel Noles James and Betty Smith, of record in Book 4318, page 16, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 22nd day of July 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 701 Shelby Avenue, Nashville, Tennessee (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 Houston James Keith and wife, Martha Keith, 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 taxes for 1975 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Houston James Keith and wife, Martha Keith, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 22nd *day of* July, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs Georgia R. Beasley

Leo Beasley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary E. Massey, a Notary Public in and for said County and State, Leo Beasley and wife, Georgia R. Beasley,

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 22nd day of July, 19 75

Commission expires 4/25/76

Mary E. Massey
Notary Public

NARCISSEY NOTARY PUBLIC AT LARGE STATE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 226753

WARRANTY DEED

FROM

Leo Beasley et ux.

TO

Houston James Keith et ux.

D 07995

IDENTIF. REFERENCE

JUL 23 1 17 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238