BOOK 4946 PAGE 791

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00

Affiant RICHARD D. KELLER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 1975

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Commission Expires Oct. 31, 1979

This instrument was prepared by:
EDWARD SEDGWICK, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Richard D. Keller (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 96-10
2846 Teakwood (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 37
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	3D 58750

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, FREDDIE L. SMITH and wife, MATTIE R. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD D. KELLER and wife, WILLA D. KELLER

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. 237 on the Plan of Cloverhill Subdivision, Section 6, as of record in Book 2133, page 89, Register's Office for said County.

SAID Lot No. 237 fronts 125.4 feet on the northerly margin of Teakwood and runs back between lines, 130 feet on the easterly line and 283.7 feet on the westerly line to a dead line in the rear on which it measures 163.7 feet.

BEING the same property conveyed to Freddie L. Smith and wife, Mattie R. Smith by deed from Esther B. Lavender, a widow of record in Book 4397, page 771, Register's Office for Davidson County, Tennessee.

The said Freddie L. Smith and Freddy Lee Smith being one and the same.

This conveyance, however, is subject to any and all easements and rights of way of public record and to Restrictions of record in Book 2145, page 262 and Book 2273, page 88, Register's Office for Davidson County, Tennessee.

This is unimproved (x) improved ( ) property, known as 2846 Teakwood, Nashville, Tn. 37214
(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 29th day of August, 19 75

Freddie Lee Smith, Mattie R. Smith

STATE OF TENNESSEE
DAVIDSON County

BOOK 4946 PAGE 792

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freddie L. Smith and wife, Mattie R. Smith

the bargainor, 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 29th day of August 1975

Commission expires My Commission Expires Jan. 30, 1979

Notary Public

STATE OF TENNESSEE
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

TO

D 13560

IDENTIF. REFERENCE

SEP 2 9 40 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

SEP-2 75	CONV	20,500.00			
SEP-2 75	S'TAX		A*	53.30	
SEP-2 75	PR'FEE		A*	.50	
SEP-2 75	W'DEED		A*	4.00	* 57.80