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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

C. Mack Richmond & wife,
Katherine A. Richmond

TO

Herman Keith and wife,
Mary E. Keith

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman Keith, et ux (NAME)	Herman Keith, et ux (NAME)	Map 51-11
1411 Oakland Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	1411 Oakland Acres Drive (STREET ADDRESS)	Parcel 97
Madison, Tenn. (CITY) (STATE) (P. O. ZIP)	Madison, Tenn. (CITY) (STATE) (ZIP)	

mail to

D 26936

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 4 1 44 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 78,000.00 — Herman Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1975.

Edna S. Wade
Notary Public

MY COMMISSION EXPIRES: 4-23-1978

(AFFIX SEAL)

For and in Consideration of the sum of Seventy Eight Thousand------
----------($78,000.00)----------DOLLARS

paid in cash, the receipt of which is hereby acknowledged, we, C. Mack Richmond and wife, Katherine A. Richmond

have bargained and sold, and by these presents do transfer and convey unto the said Herman Keith and wife, Mary E. Keith

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 35 on the Map of Oakland Acres, Section Eleven, as of record in Plat Book 3700, page 26, Register's Office for said County.

Said Lot No. 35 fronts 138.03 feet on the east side of Oakland Acres Drive and extends back between lines, 195.02 feet on the north line and 195.03 feet on the south line to a dead line in the rear on which it measures 138.03 feet thereon.

Being the same property conveyed to C. Mack Richmond and wife, Katherine A. Richmond by deed from Hardcastle Construction Company, Inc. of record in Book 4124, page 172, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 3700, page 26, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Oakland Acres Drive, and a 10 foot easement for drainage and public utility purposes along the rear portion of said lot, and a 2.5 x 30 foot utility anchor easement located at the northwest corner of said lot. A 20 foot permanent easement for Sanitary Sewers and/or storm drainage of record in Book 4786, page 552, said Register's Office. Restrictive covenants in Book 3928, page 103, Said Register's Office.

Taxes for 1975 have been prorated and are assumed by grantees.

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1411

This is {unimproved / improved (X)} property, known as Oakland Acres Drive, Madison, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herman Keith and wife, Mary E. Keith, their heirs and assigns, forever.

And we do covenant with the said Herman Keith and wife, Mary E. Keith 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.

And we, C. Mack Richmond and wife, Katherine A. Richmond do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herman Keith and wife, Mary E. Keith, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of December, 19 75

C. Mack Richmond

Katherine A. Richmond

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named C. Mack Richmond and wife, Katherine A. Richmond, the 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 4th day of December 1975.

Edna S. Woods, Notary Public.

Commission expires 4-23-1978

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 .....

DEC-4 '75 CONV 78,000.00
DEC-4-75 TAX B* 202.80
DEC-4-75 RECFEE B* .50
1.00
207.30

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....