ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas Bailey Keels & wife	Same	11D-53445
(NAME)	(NAME)	43-11
524 Roosevelt Avenue		132
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee, 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00- -
Ten and No/100- DOLLARS,
Cash in hand paid by Thomas Bailey Keels and wife, Florence Lillian Keels, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

EARL HAWKINS,
Unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said
THOMAS BAILEY KEELS AND WIFE, FLORENCE LILLIAN KEELS,

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

Being Lot No. 19 on the unrecorded Plan of Anderson Estates, Section I, and described as follows:
BEGINNING at a point in the westerly margin of Myatt Drive, at the common corner of Lots 19 and 20; thence with the margin of said Drive, southerly 50 feet to the common corner of Lots 18 and 19; thence with the line between said Lots, westerly 150 feet to the corner of 18, 19, 82, and 83; thence with the line between Lots 19 and 82, northerly 50 feet to the corner of Lots 19, 20, 81, and 82; thence with the line between Lots 19 and 20, easterly 150 feet to the point of beginning.
Being the same property conveyed to Earl Hawkins, unmarried by deed from T. C. Jones, Trustee, et al, as of record in Book 4176, page 103, Register's Office for said County.

INCLUDED BUT EXCLUDED:
Land in Davidson County, Tennessee described as follows:
BEGINNING at a point in the present Westerly right of way line of Myatt Drive at the southeast corner of the Hawkins Lands; thence westerly along the southerly line of the Hawkins Lands; 19.95 feet to the new proposed westerly right of way line of Myatt Drive; thence northerly along the new proposed right of way line of Myatt Drive, 50.2 feet to a point in the northerly property line of the Hawkins Lands; thence easterly along the northerly property line of Hawkins Lands, 24.65 feet to Hawkins' northeast corner; the same being in the present westerly right of way line of Myatt Drive; thence southerly along the present right of way line of Myatt Drive, 50 feet to the point of beginning and containing 1,115 square feet.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4355, page 378, Register's Office.

unimproved (X)
This is improved ( ) property, known as Being Lot No. 19 (House Number) Myatt Drive (Street)
(P. O. Address) Madison, Tennessee, (City or Town) 37115 (Zip Code)

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.

Whenever 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 hands this Twenty-Third day of February, 1976.

Earl Hawkins

BOOK 4999 PAGE 495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Hawkins,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this Twenty-Third day of February, 1976.

My commission expires August 20, 1979. Notary Public Lloyd M. Pate

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires 2.24.76

CO 3,000.00
St 7.80
Pfee .50
Le Deed 4.00 12.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas B. Keels

Sworn to and subscribed before me
this 23rd day of February, 1976.

My commission expires August 20, 1976. Notary Public Lloyd M. Pate

This instrument was prepared by:

Name	Address
Frank E. Reynolds, Attorney	American Trust Building, Nashville, Tennessee.

WARRANTY DEED

FROM EARL HAWKINS, Unmarried,

TO THOMAS BAILEY KEELS AND WIFE, FLORENCE LILLIAN KEELS.

D 37317

IDENTIF REFERENCE

FEB 24 3 24 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219