FORM NO. WD-1

BOOK 5026 PAGE 430

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

George E. Murdy, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF May, 1976

Notary Public

MY COMMISSION EXPIRES: May 30, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Herbert R. Rich, 213 Third Ave. N., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Keane, et ux (NAME)	Guaranty Mortgage Company Division	Map 145-7
5050 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	First American National Bank of Nash. 10th Floor, First American Center (STREET ADDRESS)	Parcel 15
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	

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, I, Beverly Sainte-Marie, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Keane and wife, Diane H. Keane,

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. 21 on the Plan of Villa Estates, a plot of which is of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Villa Crest Drive at the common corner of lots 20 and 21; thence northerly along said drive 44.25 feet to a concrete monument; thence northerly along a curve to the right along said Drive, 187.71 feet to a concrete monument; thence northerly along said Drive 68.05 feet to a point, the common corner of lots 21 and 22; thence leaving said Drive, South 77° 06' East 387.86 feet to a point on the real line of lot 21, the common rear corners of lots 21 and 22; thence southerly along the westerly margin of Lakeview Manor, of record in Book 2133, page 40, in said Register's Office, a distance of 63.63 feet to a concrete monument; thence southerly along said line 75.0 feet to a point, the common rear corner of lots 20 and 21; thence South 79°54' West 363.47 feet to the point of beginning.

Being the same property conveyed to Beverly Sainte-Marie by deed from David R. Emery, Trustee of record in Book 4869, page 581, Register's Office for Davidson County, Tennessee.

Subject to owner's certificate, minimum building setback lines, easements and restrictions of record in Book 3600, page 66, and Book 3829, page 772, all in said Register's Office.

This is unimproved ( ) improved (X) property, known as 5050 Villa Crest Drive, Nashville, Tennessee 37220
(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 my hand this 6th day of May, 19 76

X Beverly Sainte-Marie

BOOK 5026 PAGE 431

STATE OF ~~TENNESSEE~~ HAWAII
~~Davidson~~ County OF KAUAI

Personally appeared before me, BERNARD G. THOMPSON, a Notary Public in and for said County and State, the within named BEVERLY SAINTE-MARIE

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Lihue, Kauai, Hawaii, ~~Tennessee~~, this 6th day of May, 19 76

Commission expires 4-26-78

Notary Public

STATE OF TENNESSEE
Davidson County

BERNARD G. THOMPSON
NOTARY PUBLIC
Fifth Judicial Circuit
County of Kauai
State of Hawaii
My Commission expires: 4/26/78

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
BEVERLY SAINTE-MARIE

TO
WILLIAM S. KEANE, et ux

D 49720

IDENTIF. REFERENCE

MAY 18 2 50 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY 18	CONV	90,000.00		
MAY 18	CONV	25,000.00		
MAY 18	S'TAX		B*	299.00
MAY 18	PR'FEE		B*	.50
MAY 18	W'DEED		B*	4.00
			*	303.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: George E. Mudter, Jr., Atty,