FORM NO. WD-1

BOOK 5030 PAGE 571

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Christine Tyree Gentry Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 1976.

Notary Public

MY COMMISSION EXPIRES: Dec. 21st 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Philip Sadler, Attorney, 2623 Lebanon Rd., Donelson, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Mrs. Everett Keen (NAME)	Same (NAME)	118-4
2236 Kline Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	302
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(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, I, Christine Tyree Gentry Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everett Keen and wife, Ellen Keen

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. 336 on the Map of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 336 fronts 57.2 feet on the east side of Kline Avenue and runs back between lines 150 feet on the south line and 156.2 feet on the north line to an alley in the rear, on which it measures 13 feet.

Being the same property conveyed to William Aubry Gentry (now deceased) and wife, Christine Tyree Gentry, by deed from Philip Odell Adams and wife, Mary Frances Adams, of record in Book 2483, page 231, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved ( ) } property, known as 2236 Kline Avenue, Nashville, Tennessee 37211
(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 13th day of May, 1976

Christine Tyree Gentry Phillips

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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STATE OF TENNESSEE
Davidson County

BOOK 5030 PAGE 572

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Tyree Gentry Phillips

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: Davidson, Tennessee, this 13th day of May 19 76.

Commission expires Dec. 12, 1976 Louis Ann Gaither Notary Public

NOTARIAL SEAL PUBLIC LARGE 5107 STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D5 1573

WARRANTY DEED

FROM CHRISTINE TYREE GENTRY PHILLIPS

TO EVERETT KEEN ET UX

IDENTIF. REFERENCE

JUN 1 12 54 PM '76

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-1 76 CONV *7,000.00
JUN-1 76 S'TAX B* 18.20
JUN-1 76 PR'FEE B* .50
JUN-1 76 W'DEED B* 4.00 * 22.70

NOTARIAL SEAL PUBLIC LARGE 5107 STATE OF TENNESSEE

$7,000.00