Keep

THIS INSTRUMENT PREPARED BY: Glendon M. Fisher, Jr., Attorney
806 Nashville Bank & Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5031 PAGE 877
5031 - 877

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD C. KEITH, et ux	Owner	23-13
(NAME:)	(NAME:)	276-277
1328 Otter Creek Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	310
Nashville, Tenn. 37215		Pu
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by EDWARD C. KEITH and wife, ALLIE PAULINE KEITH, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

we, KATHERINE A. SPERRY ORRAND and RUBY C. SPERRY, the sole surviving heirs of John F. Sperry, deceased, and Katherine A. Sperry being the sole beneficiary of the trust under which the herein conveyed property was held by John F. Sperry, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said EDWARD C. KEITH and wife, ALLIE PAULINE KEITH, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1:

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 3 and the northerly 30 feet of Lot No. 4 on the Plan of Issac Paul's Elysian Grove, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

SAID parts of Lot Nos. 3 and 4 front together 40 feet on the westerly side of Second Avenue, South, formerly Market Street, and run back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to John F. Sperry, Trustee, by deed from Leon Gilbert, of record in Book 4301, page 960, Register's Office for Davidson County, Tennessee. The said John F. Sperry having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 4th day of June, 19 76

Edward C Keith
Affiant

W. L. Greene
Notary Public

My commission expires: (Affix Seal)

Reg. Reg

TRACT 2:

Land in Davidson County, Tennessee, being Lots Nos. 53 and 54 on the Plan of Issac Paul's Elysian Grove, as of record in Plan Book 1, page 134, Chancery Court at Nashville.

SAID Lots Nos. 53 and 54 adjoin and front together 125 feet on the east side of Third Avenue, South, formerly College Street and run back between parallel lines 137 feet to an alley.

Being the same property conveyed to John F. Sperry, Trustee, by deed from Mattie B. Price, of record in Book 2812, page 445, Register's Office for Davidson County, Tennessee. The said John F. Sperry having since died.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward C. Keith and wife, Allie Pauline Keith their *heirs and assigns, forever.*

And we *do covenant with the said* Edward C. Keith and wife, Allie Pauline 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, Katherine A. Sperry Orrand and Ruby C. Sperry *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.*

Witness our *hands this* 3rd *day of* June, *19* 76., ***the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.***

Ruby C. Sperry

Katherine A. Sperry Orrand

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State, the within named* Katherine A. Sperry Orrand and Ruby C. Sperry *the bargainor S, 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* 2nd *day of* June, *19* 76.

Johnny Murray, *Notary Public.*

Commission Expires April 25 1980

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

KATHERINE A. SPERRY ORRAND

and RUBY C. SPERRY

TO

EDWARD C. KEITH and wife,

ALLIE PAULINE KEITH

D 5 2 1 6 0

IDENTIFICATION REFERENCE

JUN 4 10 58 AM '76

FEE $
DAVIDSON COUNTY REGISTER
DAVIDSON CO., TENN.

JUN-4-76 CONV 11,000.00
JUN-4-76 STAX B* 28.60
JUN-4-76 RTAX B* .50
JUN-4-76 RECD B* 8.00 * 37.10

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208