WARRANTY DEED

PARCEL NO. 60-13 146 PW

This deed was prepared by:
Mose J. Davie, Attorney
1026 4th Ave. North
Nashville, Tenn. 37219

BOOK 5042 PAGE 784

For and in consideration of the sum of one dollar, ($1.00), cash in hand, paid to me, the receipt of which is hereby acknowledged, and for the purchaser in assuming a first mortgage to Guaranty Mortgage Company in the sum of twenty thousand, nine hundred ninety five dollars and eleven cents, ($20,995.11), and a second mortgage to American Credit Company in the sum of three thousand, six hundred fifty dollars, ($3,650.00), and for other good and valuable considerations.

I, Sadie L. Johnson (an unmarried woman), has bargained and sold by these presents do hereby transfer and convey unto Charlotte Keesee (an unmarried woman) the fee simple interest, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 133 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being the same property conveyed to Sadie L. Johnson, an unmarried woman, by deed from Jones Homes, Inc., as of record in Book 4749, page 450, Register's Office of Davidson County, Tennessee.

The said property is improved and known as 2757 Combs Drive, Nashville, Tennessee, 37207. Send all tax statements to Ms. Charlotte Keesee, 2207 Whites Creek Pike, Nashville, Tennessee.

D 57 1 38

IDENTIF. REFERENCE

JUL 7 1 16 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Charlotte Keesee, an unmarried woman, her heirs and assigns forever.

CO	24,645.11	MO	
WD	4.00	MS	
TD		ST	63.96
CC		ST	
MR		PF	.50
UCC		TOTAL	68.46

AND I, Sadie L. Johnson, do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to Charlotte Keesee, her heirs and assigns, that I am lawfully seized and possessed of the said land in fee simple, have a good right to convey it, the same is unencumbered, except to the foregoing first and second mortgages as set out in this deed.

AND I, Sadie L. Johnson, do further covenant and bind myself, my heirs, and assigns, to warrant and forever defend the title to the said land to Charlotte Keesee, her heirs and assigns against the claims of all persons whomsoever.

WITNESS MY HAND on this the 7th day of July, 1976.

Sadie L. Johnson

SADIE L. JOHNSON

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said County and State, the within named, Sadie L. Johnson, 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 in Nashville, Tennessee, on this, the 7th day of July, 1976.

NOTARY PUBLIC

My commisiion expires November 6, 1976.

I hereby swear or affirm that the actual consideration or true value for this transaction, whichever is greater is $24,645.11.

Charlotte Virginia Keesee

AFFIAMT

Sworn to and subscribed this 7th day of July, 1976.

DEPUTY REGISTER