This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

John B. Comer

TO

Thomas C. Keysaer and wife,
Helen B. Keysaer

For draftsman's use

This instrument prepared by
Paul G. Blankenship, Attorney
3311 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Keysaer Et Ux (NAME)	Thomas C. Keysaer Et Ux (NAME)	Map 61-8
1502 Winding Way Road (STREET ADDRESS OR ROUTE NUMBER)	1502 Winding Way Road (STREET ADDRESS)	Parcel 201
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	FB 15D 24295

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUL 21 11 17 AM '76

FEL... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 55,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 76.

_____ Notary Public

MY COMMISSION EXPIRES: August 4, 1976

(AFFIX SEAL)

D59464

For and in Consideration of the sum of $55,000.00

Fifty Five Thousand and - - - - - - - - - - - - - 00/100 ($55,000.00) **DOLLARS**

cash in hand paid the Grantees, Thomas C. Keysaer and wife, Helen B. Keysaer, the receipt of which is hereby acknowledged by the Grantor, John B. Comer,

I, John B. Comer,

have bargained and sold, and by these presents do transfer and convey unto the said

Thomas C. Keysaer and wife, Helen B. Keysaer

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

TRACT NO 1:

Land in Davidson County, Tennessee, being part of Tract No. 5 on the Map of Dr. William William's Farm, as of record in Plan Book 2, page 128, Chancery Court at Nashville, being Lot No. 2 of Block "I" on the Plan of Jackson Park, Section 3, unrecorded, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Form No. WD3a

BEGINNING on the southerly margin of Winding Way Street at a point 350 feet west of the westerly margin of Brush Hill Road, said point being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, South 2 degrees east 220 feet to a stake; thence North 78 degrees west 155 feet to a stake; thence north 2 degrees west 190 feet to the southerly margin of Winding Way Street; thence with said street, South 89° degrees 45' east 150 feet to the beginning, containing .7 of an acre, more or less.

Being the same property conveyed to John B. Comer and wife, Lillian Christine Comer, by deed from Oscar F. Bates, an unmarried person, of record in Book 1586, page 149, Register's Office for Davidson County, Tennessee. The said Lillian Christine Comer having since died.

TRACT NO. 2:

Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 1 of Block "I" on the Plan of Jackson Park, Section No. 3, not of record, described according to a survey made by W. B. Southgate, Surveyor_____, 1930, as follows:

BEGINNING on the southerly margin of Winding Way at a point 500 feet west of the westerly margin of Brush Hill Road, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 190 feet to the southwest corner of said Lot No. 2: thence westwardly, with the southerly line of said Lot No. 2, if extended, 20 feet; thence northwardly 185 feet, more or less, to the southerly margin of Winding Way; thence with the same, eastwardly 20 feet to the beginning.

BEING the same property conveyed to John B. Comer and wife, Lillian Comer, by deed from Jackson Realty Company, Inc. of record in Book 1586, page 151, Register's Office for Davidson County, Tennessee. The said Lillian Comer having since died.

This is unimproved ( ) improved (X) property, known as 1502 Winding Way Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas C. Keysaer and wife, Helen B. Keysaer their heirs and assigns, forever.

And I do covenant with the said Thomas C. Keysaer and wife, Helen B. Keysaer that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, John B. Comer do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas C. Keysaer and wife, helen B. Keysaer, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of July, 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.

John B. Comer

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named John B. Comer

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 Nashville, Tennessee, this 21st day of July, 19 76.

Paul G. Blankenship, Notary Public

Commission Expires August 14, 1976

JUL 21 CONV 55,000.00
JUL 21 S'TAX B* 143.00
JUL 21 PR'FEE B* .50
JUL 21 W'DEED B* 8.00 * 151.50

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 .....

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JOHN B. COMER

Of full age, being duly sworn according to law, deposes and say that HE HAS HAD RECENT IMPROVEMENTS MADE on the following premises in Davidson County, Tennessee, to-wit:

JBC
DCH

~~and that the building erected on said premises are entirely complete in every detail~~; that all mechanics and material men who worked on said buildings or furnished materials therefor, have been paid in full for their work; that there are no persons whatsoever who are in a position to file a notice of mechanics' or furnishers' liens which would result in a judgment prior to the mortgage, deed, or deed of trust.

John B. Comer

Subscribed and sworn before me, this the 21st day of JULY 1976

Notary Public

My commission expires: August 14 1976