BOOK 5087 PAGE 153

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,500.00 John W. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John W. Hill | Realty Mortgage, Inc. | 15D 38220 |
| (NAME) 2111 Fremont Avenue | (NAME) 1925 Century Blvd., N.E. | 73-1 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216 | (STREET ADDRESS) Atlanta, Georgia 30345 | 93 |
| (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, WE, Thomas Conrad Keysaer et ux Helen Burr Keysaer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Hill et ux Patricia Hill

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:

BEING Lot No. 4 on the Plan of Highland View as of record in Book 1424, page 39, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Thomas Conrad Keysaer et ux Helen Burr Keysaer by deed from James U. Willis et ux Elva I. Willis as of record in Book 2198, page 151, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to 10 foot public utilities easement, and 40 foot minimum building setback line, as of record in Book 1424, page 39, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2111 Fremont Avenue Nashville, Tennessee 37216
(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 our hands this 10TH day of NOVEMBER, 19 76

Thomas Conrad Keysaer Thomas Conrad Keysaer

Helen Burr Keysaer Helen Burr Keysaer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Conrad Keysaer et ux Helen Burr Keysaer

the bargainors, 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 10TH day of NOVEMBER, 19 76

Commission expires 10-24-80

Kathy C Sharp
Notary Public

NOTARY PUBLIC AT LARGE 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 (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

D 7 6 7 3 7

WARRANTY DEED

FROM
Thomas Conrad Keysaer

John W. Hill

IDENTIF. REFERENCE

Nov 12 10 41 AM '76

REGISTER
TENN.

File Copy #12

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|---|---|---|---|---|---|
| NOV 12 76 | CONV | 32,500.00 | | | |
| NOV 12 76 | S'TAX | | B* | 84.50 | |
| NOV 12 76 | PR'FEE | | B* | .50 | |
| NOV 12 76 | W'DEED | | B* | 4.00 | * 89.00 |