This instrument prepared by.
PAT NICHOL
Attorney at Law
941 Richards Road
Antioch, Tennessee 37013

BOOK 5130 PAGE 448

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin L. Waller et ux	same	
(NAME)	(NAME)	
2314 Eugenia Avenue		Map 118-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		Par 15
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, George Keaton and Charles Tate,

have this day bargained and sold, and do hereby transfer and convey unto the said Benjamin L. Waller et ux
Shirley N. Waller
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 60 on the Map of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

Said lot fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Keaton and Charles Tate by deed from Ed Hill and wife, Lillian Hill, of record in Book 4968, Page 260, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 2nd day of ~~March~~ April 1977

My commission expires: 1-24-78 (Affix Seal)

Affiant

Notary Public

This is ( ) unimproved (X) improved property, known as 2314 Eugenia Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Benjamin L. Waller and wife, Shirley N. Waller
their *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Benjamin L. Waller and wife, Shirley N. Waller, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 2nd *day of* ~~March~~ April 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George Keaton

Charles Tate

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Pat Nichol, a Notary Public in and for said County and State, George Keaton and Charles Tate

the within named 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 March A.D. 19 77.

Commission expires 1-25-78

Pat Nichol Notary Public

PAT NICHOL NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

APR-4 77 CONV 39,500.00
APR-4 77 S'TAX B* 102.70
APR-4 77 PR'FEE B* .50
APR-4 77 W'DEED B* 4.00 * 107.20

WARRANTY DEED

FROM

GEORGE KEATON, ET AL

TO

BENJAMIN L. WALLER ET UX

D 96680

ADD'L REFERENCE

APR 4 8 21 AM '77

REGISTER
DAVIDSON COUNTY TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238