FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.

William O. Keeling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 1977

Terry Ray Moore
Notary Public

MY COMMISSION EXPIRES: Aug 25 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Stanley Allen, Jr. Attorney at Law, 21st Floor, L & C Tower
NAME ADDRESS
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Keeling et ux (NAME)	First Federal Svgs & Loan Assoc. (NAME)	Map 132-6
4038 Overbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. No. (STREET ADDRESS)	Par. 1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	OH-6402

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~~ I, Lutie C. Allen, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William O. Keeling and wife, Margaret M. Keeling

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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Brookhaven Estates, of record in Book 1835, pages 49, 50 and 51, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Overbrook Drive at the corner of Lots Nos. 21 and 22; thence with the line between said lots, southerly 264.4 feet to the corner of Lot No. 20; thence with the line between Lots Nos. 20 and 21, northeasterly 268 feet to the westerly margin of Overbrook Court; thence with the margin of the same, northwesterly 176.9 feet to the beginning of a curve; thence around said curve northwesterly 36.48 feet to the southerly margin of Overbrook Drive, thence with the margin of the same, westerly 142.45 feet to the beginning.

Being the same property conveyed to H. Stanley Allen (deceased 9/20/75) and wife, Lutie C. Allen by deed from William L. Martin et ux of record in Book 2860, page 379, Register's Office, Davidson County, Tennessee.

Restrictive covenants contained in instruments of record in Book 1969, page 609 and Book 1788, page 55, Register's Office for Davidson County, Tennessee. The Plan of record in Bk 1835, pgs 49, 50 & 51, said R.O., shows a 37.5' setback line from Overbrook Crt. and a 75' setback line from Overbrook Dr. and a 2 x 15' anchor easement located on the northwest corner of said lot.

This is { } unimproved { X } improved property, known as 4038 Overbrook Drive, Nashville, Tennessee
(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 ~~my~~ hand this 14. day of June, 1977

Lutie C. Allen
LUTIE C. ALLEN

BOOK 5160 PAGE 774

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Stanley Allen, Jr., a Notary Public in and for said County and State, the within named Lutie C. Allen

the bargainor, 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 at Nashville, Tennessee, this 14 day of June 19 77

Commission expires 8/25/79

H. Stanley Allen
Notary Public

H. STANLEY ALLEN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

WARRANTY DEED

FROM Lutie C. Allen

TO William O. Keeling et ux

FILED 09644

IDENTIF. REFERENCE

JUN 17 2 02 PM '77

FELIX H. ELLIS REGISTER
DAVIDSON COUNTY, TENN.

Filed

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 17	CONV	65,500.00		
JUN 17	S'TAX		B* 170.30	
JUN 17	PR'FEE		B* .50	
JUN 17	W'DEED		B* 4.00	* 174.80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.