BOOK 5203 PAGE 29 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Suzanne Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1977.

Brenda Parks Notary
Notary Public

MY COMMISSION EXPIRES: 4-5-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JANE C. FRANKS, ATTORNEY 303 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Steven Keith, et ux (NAME)	Home Federal Savings & Loan (NAME)	104-5-399
3510 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	Fourth Avenue North (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, James Lyndal Roberts and wife, Margaret Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Steven Keith and wife, Suzanne Keith

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. 99 of Block No. 4 on the Plan of Richland Realty Company's First Subdivision, Division "A". A plan of said property is of record in Book 161, page 151, Register's Office for said County, showing the same divided into blocks, but not showing the subdivision of blocks into small lots, according to a survey made by W.B. Southgate, Surveyor, March 28, 1924, said Lot No. 99 is described as follows:
BEGINNING on the northerly margin of Richland Avenue at a point 554.5 feet east of Bowling Street, said point being the common corner of Lots Nos. 99 and 101; thence with the line between said two lots, northwardly 154 feet to the southerly margin of an alley; thence with said alley eastwardly 51 feet to the corner of Lots Nos. 97 and 99; thence with the line between said two lots, southwardly 145 feet to the northerly margin of Richland Avenue; thence with said Avenue, westwardly 52 feet to the beginning.

Being the same property conveyed to James Lyndal Roberts and wife, Margaret Roberts by deed from J. N. Franks, Jr. and wife, Elizabeth Jane Franks, of record in Book 1680, page 101, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3510 Richland Avenue, Nashville, TN
(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 hand s this 20th day of September, 19 77

Margaret Roberts
James Lyndal Roberts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Lyndal Roberts and wife, Margaret Roberts

the bargainor, 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 20th day of September, 19 77

Commission expires 4-5-81

Brenda Franks Dale
Notary Public at Large

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
James Lyndal Roberts, etux

TO
W. Steven Keith, etux

E 2 8 4 4 2

IDENTIF. REFERENCE

SEP 28 3 12 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

SEP 28 77	CONV	40,000.00			
SEP 28 77	S'TAX		B*	104.00	
SEP 28 77	PR'FEE		B*	.50	
SEP 28 77	W'DEED		B*	4.00	* 108.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.