WARRANTY DEED

BOOK 5204 PAGE 213

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26250.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 19 77

_____
Notary Public

My Commission Expires AUG. 11, 1978

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN 37214j
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Keen (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	15DZ-8935
1219 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	72-7-16
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, John R. Webb, Jr. and wife, Joyce H. Webb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Keen and wife, Debra M. Keen

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. 7 on the Plan of the Resubdivision of Lots 26, 27, 28 & the east 50 feet of Lot No. 29, Inglewood Place of record in Book 4660, page 140, Register's Office for said County.

Said Lot No. 7 fronts 67 feet on the northerly side of Kirkland Avenue and runs back between parallel lines 189.75 feet to a line in the rear which measures 67.00 feet thereon.

Being the same property conveyed to John R. Webb, Jr. and John R. Webb, Sr. by deed from Thomas E. Fox and wife, Elizabeth Adwell Fox of record in Book 4388, page 934, Register's Office for Davidson County, Tennessee. The said John R. Webb, Sr. having since died, his interest in said property was vested in Ada Hamilton Webb by a Will of record in Will Book 112, page 749, Probate Court Clerk's Office of Davidson County, Tennessee. By an instrument of record in Book 5095, page 639, said Register's Office, Ada Hamilton Webb, a widow and John R. Webb, Jr. and wife, Joyce H. Webb created a tenancy by the entirety in John R. Webb, Jr. and wife, Joyce H. Webb.

unimproved ( )
This is improved (X) property, known as 1219 Kirkland Avenue (House Number) (Street) Nashville, Tennessee (P. O Address) (City or Town) 37216 (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 29th day of September, 19 77

John R. Webb

Joyce H. Webb

BOOK 5204 PAGE 214

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Webb, Jr and wife, Joyce H. Webb

the 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, Tn this 29th day of September, 19 77

Notary Public

Commission Expires

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 purpose 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

E 28964

IDENTIF. REFERENCE

SEP 30 3 02 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 77	CONV	26,250.00			
SEP 30 77	S'TAX		B*	68.12	
SEP 30 77	PR'FEE		B*	.50	
SEP 30 77	W'DEED		B*	4.00	* 72.62

750397-8

WARRANTY DEED

FROM
John R. Webb Jr.
et ux

TO
Donald E. Keen et ux

TITLE INSURED BY POLICY NUMBER:

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York