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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,900.00

+ Richard David Keel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1978

Notary Public at Large

My Commission Expires: [illegible] 14, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY - 2525 LEBANON ROAD - NASHVILLE, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard David Keel et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	3DZ5914
2307 Deerwood Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	95-7
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	20 JS

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, E. R. Sanders and wife, Elise A. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard David Keel and wife, Margaret M. Keel

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. 87 on the Plan of Merry Oaks Subdivision, of record in Book 1835, page 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 is described as beginning at a point in the southerly margin of Deerwood Road, the common corner of Lots 87 and 88; thence with the line between said lots, southwesterly 290.4 feet to a concrete monument, the common corner of Lot No. 86; thence easterly with the line between Lots Nos. 86 and 87 232.7 feet to a point in the westerly margin of Woodberry Drive; thence with the margin of said drive, northwardly 195.2 feet to a concrete monument at the beginning of a curve; thence with said curve northwesterly 36.4 feet to a concrete monument in the southerly margin of Deerwood Road; thence with the margin of said road, northwesterly along a slight curve, 109.9 feet to the beginning.

BEING the same property conveyed to E. R. Sanders and wife, Elise A. Sanders by deed from Willete Wright, of record in Book 5223, page 340, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2307 Deerwood Road, Nashville, Tennessee 37214
(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 14th day of February, 1978

E. R. SANDERS: + E. R. Sanders

ELISE A. SANDERS: Elise A. Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. R. Sanders and wife, Elise A. Sanders

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 14th day of February 1978

My Commission Expires AUG 14, 1978

Commission expires

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

$47,900.00 112584-2

WARRANTY DEED

FROM
E. R. SANDERS ET UX

TO
ELISE A. SANDERS
RICAHRD DAVID KEEL ET UX
MARGARET M. KEEL

E 50957

REGISTER'S OFFICE
FEB 16 2 35 PM '78
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 16 78	CONV	47,900.00		
FEB 16 78	S'TAX		8* 124.54	
FEB 16 78	PR'FEE		8* .50	
FEB 16 78	W'DEED		8* 4.00	* 129.04