This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5296 PAGE 980

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael E. Keown et ux | Home Federal Savings & Loan Assoc. | Map 136-14 |
| (NAME) | (NAME) | |
| 576 Castlegate Drive | 230 4th Avenue North | Parcel 17 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37217 | Nashville, Tennessee 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Michael E. Keown and wife, Corliss A. Keown and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Michael E. Keown and wife, Corliss A. Keown, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $42,700.00 secured by deed of trust of record in Book 4879, page 638, Register's Office for Davidson County, Tennessee,

We, Donald E. Cooley and wife, Sandra L. Cooley,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Michael E. Keown and wife,

Corliss A. Keown,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, page 115, Register's Office for said County.

Said Lot No. 20 fronts 88.31 feet on the east side of Castlegate Drive and extends back 180.00 feet on the south line and 177.22 feet on the north line to a dead line measuring 98.41 feet thereon.

Being the same property conveyed to Donald E. Cooley and wife, Sandra L. Cooley, by deed from K & W, Inc.,of record in Book 4879, page 636, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, a 2.5 x 25-foot utility anchor easement, a 30-foot building setback line from Castlegate Drive, and conditions of Owner's Certificate as shown on Plan of record in Book 4460, page 115, said Register's Office, and restrictive covenants of record in Book 4649, page 295, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $59,000.00

Subscribed and sworn to before me, this the 9th day of June 19 78

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 576 Castlegate Drive (House Number) Nashville, Tennessee (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, and interest belonging to the said*

Michael E. Keown and wife, Corliss A. Keown,

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,* except for 1978 taxes which are prorated and assumed by the purchasers, as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael E. Keown and wife, Corliss A. Keown,

their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 9th *day of* June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald E. Cooley

Donald E. Cooley

Sandra L. Cooley

Sandra L. Cooley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Emery, *a Notary Public in and for said County and State,* Donald E. Cooley and wife, Sandra L. Cooley

*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* 9th *day of* June, *19*78

Mary Emery
*Notary Public*

*Commission expires* 4/21/80

NOTARY PUBLIC

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* .....

| | | | | | |
|---|---|---|---|---|---|
| JUN 12 78 | CONV | 59,000.00 | | | |
| JUN 12 78 | S'TAX | | B* | 153.40 | |
| JUN 12 78 | PR'FEE | | B* | .50 | |
| JUN 12 78 | W'DEED | | B* | 4.00 | * 157.90 |

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE

**WARRANTY DEED**

FROM
Donald E. Cooley et ux

TO
Michael E. Keown et ux

E 7 0 4 2 3

IDENTIF. REFERENCE

JUN 12 9 45 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238