BOOK 5361 PAGE 456

THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Keith	Security Federal Savings &	119-16
(NAME) Rt One	Loan Association P. O. Box 15917	#87
(STREET ADDRESS OR ROUTE NUMBER) Ashland City Tenn	(STREET ADDRESS) Nashville, Tennessee	6DA-33440
(CITY) (P. O. ZONE) (STATE) 37015	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Security Federal Savings and Loan Association, secured by a deed of trust of record in Book 5254, page 642, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

WALL CONSTRUCTION CO., INC.

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES E. KEITH
his

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the resubdivision of Lot 24, Section 3, Battlewood, of record in Book 3842, page 226, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Wall Construction Co., Inc. by deed from R. Howard Moore and wife, Anne W. Moore, of record in Book 5243, page 963, said Register's Office.

This conveyance is subject to a perpetual non-exclusive easement for driveway purposes appurtenant to Lots Nos. 1 and 2 over and across so much of Lot No. 3 of said re-subdivision as is now being used for driveway purposes as shown on that certain survey made by John B. Kohl, III, dated January 23, 1976, Job No. W2-9279-D.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $62,900.00

Subscribed and sworn to before me, this the 2nd day of November 1978

Affiant

My commission expires 2/23/81

Notary Public

(Affix Seal)

This is improved ( ) unimproved (X) property known as 935-937 A & B Drummond Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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

JAMES E. KEITH

his

(successors), heirs and assigns forever. It covenant that it is 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; deed of trust in BK.5254,p.642; plan of record in BK.3842,p.226; restrictions in BK.3248,p.212 and as set out above.

It further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES E. KEITH

his

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

Witness my hand this 2nd day of November, 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.

WALL CONSTRUCTION CO., INC.

BY: JAMES K. WALL, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Gail Pigg, a Notary Public of the State and County aforesaid, personally appeared James K. Wall, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Wall Construction Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of November, 19 78.

Gail Pigg
Notary Public

Commission expires 2/23/81

GAIL PIGG NOTARY PUBLIC AT LARGE TENNESSEE

NOV-8 78	CONV	67,900.00			
NOV-8 78	S'TAX		B*	163.54	
NOV-8 78	PR'FEE		B*	.50	
NOV-8 78	W'DEED		B*	4.00	* 168.04

E 99079

WARRANTY DEED

FROM
Wall Construction Co., Inc.

TO
James E. Keith

IDENTIF. REFERENCE

Nov 8 1 33 PM '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