BOOK 5366 PAGE 999

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 19 78.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. CLEVELAND JR. (NAME)	OWNER (NAME)	70-7-96.1
4020 IGNGS CIRCLE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA 11660
NASHVILLE, TENNESSEE 37218 (CITY) (STATE) (P. O. ZIP)	(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, BEN KEELING AND WIFE, MAMIE E. KEELING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. CLEVELAND JR., A SINGLE PERSON

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 part of Lot 36 on the Map of part of the Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County.

BEGINNING on the easterly margin of Roy Street at the corner Lots 35 and 36; thence with the line between said two Lots, North 80 deg. 30' East 334.7 feet; thence North 1½ deg. West 64 feet thence South 82 deg. 30' West 328.5 feet more or less, to a point and the easterly margin of said Roy Street; thence with said street, South 11 deg. 45' East 75 feet to the beginning.

BEING the same property conveyed to Ben Keeling and wife, Mamie E. Keeling by deed from Tom Luster and wife, Evlyn Luster of record in Book 3459, page 421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the currect year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (XX) property, known as _____ NASHVILLE, TENNESSEE
(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 hands this 20th day of NOVEMBER, 19 78

X Ben Keeling
BEN KEELING

X Mamie E. Keeling
MAMIE E. KEELING

[redacted] [redacted] [redacted]

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BEN KEELING AND WIFE, MAMIE E. KEELING

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 20th day of NOVEMBER 19 78

Commission expires 6/7/80

Notary Public

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 BEN KEELING AND WIFE,

MAMIE E. KEELING

TO JAMES H. CLEVELAND JR.

F. 0 1. 5. 5: 2:

IDENTIF. REFERENCE

Nov 22 12 25 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV22 78	CONV	*1,700.00			
NOV22 78	S'TAX		B*	4.42	
NOV22 78	PR'FEE		B*	.50	
NOV22 78	W'DEED		B*	4.00	* 8.92