This instrument prepared by:
[illegible]
[illegible]
2[illegible] Floor, [illegible] Tower
Nashville, Tennessee 37219

BOOK 5567 PAGE 468

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-78	Mr/Mrs James H. Keeley	Mercantile Mortgage Company P. O. Box 14569 St. Louis, Mo. 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-34192	504 Landau Drive	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated April 23, 1979, in the original principal sum of $44,800.00, payable to Mercantile Mortgage Company in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Michael Ray Perkins and wife, Judy D. Perkins to James R. Bellar, Trustee, as of record in Book 5425, page 297,

MICHAEL RAY PERKINS and wife, JUDY D. PERKINS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES HOWARD KEELEY and wife, PATRICIA LYNN KEELEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1274 on the Plan of Charlotte Park, Section 18, as ofrecord in Book 3600, page 51.

Said lot fronts 72.82 feet on the northeasterly side of Landau Drive and extends back 137.3 feet on the northwesterly line and 109.3 feet on the southeasterly line, to a broken line in the rear measuring 87.78 feet.

Being the same property conveyed to Michael Ray Perkins and wife, Judy D. Perkins, by deed from Ronald O. Ellis and wife, Donna R. Ellis, as of record in Book 5425, page 294.

This conveyance is made subject to restrictions of record in Book 3765, page 130.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except as shown above and 1980 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15 day of February , 1980

Michael Ray Perkins

Judy D. Perkins

STATE OF TENNESSEE

BOOK 5567 PAGE 469

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Michael Ray Perkins and wife, Judy D. Perkins

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, Tennessee, this, the 15 day of February, 1980.

Notary Public

My commission expires: 7-18-82

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 50,613.83

X Patricia Keeley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF February 1980.

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

F76909

IDENTIF. REFERENCE

FEB 19 11 47 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MICHAEL RAY PERKINS AND WIFE

TO

JAMES H. KEELEY AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5567 PAGE 470

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		50613.83-	CO	
		131.56	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	138.06-
3284A02/19/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76909

IDENTIFICATION

FEB 19 11 48 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 742578