6/10/30at?

Map Parcel No.
84-11, 75, PW

SEND TAX BILLS TO: New Owner
Gerald E. Napier
3245 Maplecrest Dr.
Nashville, Tn. 37214

THIS INSTRUMENT PREPARED BY
KELLY, HARSH & KELLY
LAW OFFICES
GALLATIN, TENNESSEE

BOOK 5613 PAGE 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY TWO THOUSAND FIVE HUNDRED ($32,500.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, LARRY C. KEEN AND WIFE, PATSY H. KEEN, have this day bargained and sold and by these presents do hereby transfer and convey unto GERALD E. NAPIER AND WIFE, IRIS A. NAPIER, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 36 on the Map of Maplecrest Subdivision, as of record in Book 1835, page 28, Register's Office for said County.

Said Lot No. 36 fronts 70 feet on the southerly side of Maplecrest Drive, and runs back between parallel lines, 150.5 feet to a dead line in the rear.

BEING the same property conveyed to Larry C. Keen and wife, Patsy H. Keen, by deed from Carlene Keen and wife, Naden Keen, dated June 20, 1972 and of record in Deed Book 4612, page 251, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GERALD E. NAPIER AND WIFE, IRIS A. NAPIER, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 1980 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title tosaid tract or parcel of land, unto the said GERALD E. NAPIER AND WIFE, IRIS A. NAPIER, as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

OF SAID CONSIDERATION of THIRTY TWO THOUSAND FIVE HUNDRED ($32,500.00) DOLLARS, the sum of TWO THOUSAND ($2,000.00) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of THIRTY THOUSAND FIVE HUNDRED ($30,500.00) DOLLARS, the said GERALD E. NAPIER AND WIFE, IRIS A. NAPIER, have this day executed and delivered their promissory note of even date herewith for said sum, payable to the order of LARRY C. KEEN AND WIFE, PATSY H. KEEN, secured by a deed of trust of even date executed by said GRANTEES.

WITNESS our hands this the 14th day of June, 1980.

Larry C Keen
LARRY C. KEEN

Patsy H. Keen
PATSY H. KEEN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY C. KEEN AND WIFE, PATSY H. KEEN, the bargainors, with whom I am personallv acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my official seal at Bethpage, Tennessee, on this the 14th day of June, 1980.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5-27

STATE OF TENNESSEE

COUNTY OF_____

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I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $32,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Arnold E. Napier
AFFIANT

SUBSCRIBED and sworn to before me, this the 16th day of June, 1980.

E. Burkeen Copley
NOTARY PUBLIC

~~MY COMMISSION EXPIRES~~: _____

F93591

T
IDENTIF. REFERENCE

JUN 16 1 06 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5613 PAGE 163

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
		32500.00-	CO	
		84.50	CO TX	
		.50	PRFE	
		0.00	MISC	
			CHECK	84.00-
06/04/80	13/EC		BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 93591

T
IDENTIF. REFERENCE

JUN 16 1 06 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 762933