Vou check
SEND TAX
STATEMENT
To Same

FRANK Reedus Jr
PO Box 5791 No. Station
Nashville TN 37208

Map 42-C
Park 53

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4500 —

Subscribed and sworn to before me, this 12th day of Jan 81

Register of Deeds ~~or Notary Public~~

My ~~Commission~~ expires

COUNTY.

TENNESSEE

State Tax on Transfers and Mortgages (Name) General Revenue Act)

Transfer Tax	$
Mortgage Tax	$
Clerk's Fee	$
Total Paid	$

Receipt No.
Received by
Date

Real Property Tax Responsibility:

BOOK 5699 PAGE 85

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, I, MODENA O. KEITH, a widow, have this day bargained and sold and do hereby transfer and convey unto FRANK REEDUS, JR., his heirs and assigns, the following described real estate situate and lying in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 274, Block 13, on the Map of the Subdivision, the Hefferman Place, as of record in Book 161, page 138, Register's Offic for Davidson County, Tennessee.
>
> Said Lot No. 274 fronts 50 feet on the northerly side of Morena Street, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to the grantor by deed from Haywood Realty Company, said deed being of record in Book 4486 page 448, Register's Office of Davidson County, Tennessee.

Grantee agrees to assume all responsibility for any indebtedness that has accrued or may accrue on the subject property as a result of any actions that have been taken or will be taken by the Metropolitan Government of Nashville and Davidson County, particularly the Department of Codes Administration for Davidson County, it being understood between the parties that the building on the subject property may be subject to demolition.

4257 01/12 18.23- CHECK

This instrument was prepared by Thomas S. Tarkington, Attorney at Law, Winchester, TN 37398

TO HAVE AND TO HOLD said real estate unto the said FRANK REEDUS, JR., his heirs and assigns forever.

I covenant with the said FRANK REEDUS, JR., that I am lawfully seized and possessed of the above-described real estate, that I have a good title thereto and a perfect right to convey same, and that the same is free and unencumbered, with the exception noted above.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to said real estate unto the said FRANK REEDUS, JR., his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of January, 1981.

Modena O. Keith

Witness: Flora Lee Keith

STATE OF TENNESSEE)

COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public, duly elected, commissioned and qualified in and for the above-State and County, the within named MODENA O. KEITH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of January, 1981.

Thomas C. Faris
Notary Public

NOTARY PUBLIC FRANKLIN COUNTY TN.

My commission expires:

1-16-83.

IDENTIF. REFERENCE

FELIX Z. ELLISON CLERK & REGISTER DAVIDSON COUNTY, TENN.

JAN 12 9:32 AM '81

62.4909

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5699 PAGE 87

FOR

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
			4500.00- CO	
			11.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	18.20-
4257A01/12/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62490 9

IDENTIF. REFERENCE

JAN 12 9 32 AM '81

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TENN.

No. 801369