L#554,950-8
RETURN TO HOME FEDERAL

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
KENNETH L. KEITH et ux	HOME FEDERAL SAVINGS & LOAN ASSN.	156-10-23
(NAME)	(NAME)	
517 Trace Creek Drive	230 Fourth Avenue North	9D-56340
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5710 PAGE 290
Nashville, TN 37221	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

ALVIN W. TERRELL & SON, INC.,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH L. KEITH and wife, JEAN M. KEITH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson and Williamson County, State of Tennessee, described as follows: *and partially Williamson County,

Land in Davidson County, Tennessee* being Lot No. 21 on the Plan of Harpeth River Estates, Section I, as of record in Book 4460, page 188, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Alvin W. Terrell & Son, Inc. by deed from R.E. Potter, Inc. of record in Book 5117, page 694, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $68,800.00, secured and evidenced by Deed of Trust of record in Book 5465, page 58, Register's Office for said County, in favor of Home Federal Savings & Loan Association, and further that all title and interest in the escrow account and insurance policy, if applicable, held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of record in Book 4745, page 492; and to the limitations shown on the Plan of record in Book 4460, page 188, said Register's Office; and to 1981 property taxes which are being prorated and which the Grantees assume in full.

unprocessed ( )
This is improved (XX) property, known as 517 Trace Creek Drive, Nashville, TN 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 6th day of February, 19 81.

ALVIN W. TERRELL & SON, INC.

BY: DONALD W. TERRELL, EXECUTIVE VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5710 PAGE 291

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the 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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DONALD W. TERRELL ~~and~~ _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive ~~and~~ Vice President ~~respectively~~ of the ALVIN W. TERRELL & SON, INC., the within named bargainor, a corporation, and that he as such Executive Vice President ~~and~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said DONALD W. TERRELL as such Executive Vice President ~~and attesting the same by the said~~ _____

Witness my hand and seal, at office in Nashville, Tennessee this 6th day of February, 19 81 Barbara McBee Notary Public

Commission expires 4/22/84

BARBARA McBEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 86,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

√ Kenneth L. Keith

Sworn to and subscribed before me this 6th day of February, 19 81

My commission expires 4/22/84 Notary Public Barbara McBee

BARBARA McBEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

This instrument was prepared by the herein-referenced attorney from information furnished by the parties hereto. Further, said attorney has not examined nor makes any representations as to the status of the title of the herein-described property.

WARRANTY DEED

FROM ALVIN W. TERRELL & SON, INC.

TO KENNETH L. KEITH and wife, JEAN M. KEITH

G 29216

IDENTIF. REFERENCE

FEB 12 3 33 PM '81

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5710 PAGE 292

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
			86500.00-	CO
			224.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	231.40-
9707A02/12/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G29216

IDENTIF. REFERENCE T

FEB 12 3 33 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 806605