THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law
223 Madison St., Madison, TN 37115

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUISE TAYLOR KEEN AND	SAME	61-12
FRANCES TAYLOR RUSSELL	(NAME:	53
1239 Plymouth Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 5802 PAGE 395

G62328

IDENTIFICATION REFERENCE

Oct 2 8 58 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

RUBY E. TAYLOR, a widow, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said LOUISE TAYLOR KEEN AND FRANCES TAYLOR RUSSELL, as tenants in common, hereinafter referred to as 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 the East 30 feet of Lot No. 33 and the West 45 feet of Lot No. 32 on the Map of the Re-Subdivision of certain lots in the Eastdale Plan, of record in Book 974, page 22, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the north side of Plymouth Avenue and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Robert Aaron Taylor and wife, Ruby E. Taylor, by deed from J. Austin DeMontbreun, et ux, of record in Book 1536, page 13, Register's Office for Davidson County, Tennessee; the said Robert Aaron Taylor having since died on July 14, 1957, the property now vests solely in Ruby E. Taylor.

Grantor herein reserves the right to live on said property as long as I am able; and the remainder interest Grantees, their heirs and assigns, as part of the consideration for the conveyance of this property, agree to pay taxes and insurance on said property, although Grantor is still living on said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 7th day of August 19 81

Ruby E. Taylor
Affiant

My commission expires: 1/21/85
(Affix Seal)

Carolyn T. Braddell
Notary Public

CAROLYN F. BRADDELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1239 Plymouth Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 28th *day of* August, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ruby E Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* RUBY E. TAYLOR

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *, Tennessee, this* 28th *day of* August *, 19* 81 *.*

Carolyn J. Wadley *, Notary Public.*

Commission Expires 4/21/85 *.*

CLYN F. MACEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF.....
COUNTY OF.....

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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Notary Public

Commission Expires.....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5802 PAGE 398

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			9.00 ADEMD	
			CHECK	35.50-
0963A	10/02/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62328

IDENTIFICATION REFERENCE

OCT 2 8 58 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 846345