This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5867 PAGE 913

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Joseph Rose, Jr. and wife, Carole Rose | SAME | 130-7-1 |
| (NAME) | (NAME) | |
| 4407 Iroquois Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Michael Joseph Rose, Jr. and wife, Carole Rose and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Katherine Keeble Alexander and Emily Keeble Crook

*have this day bargained and sold, and do hereby transfer and convey unto the said* Michael Joseph Rose, Jr. and wife, Carole Rose

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 and the northerly part of Lot No. 13 on the Map of the subdivision of Lot 11 and part of Lot 12, and the southerl part of Lot 13 on the Map of the subdivision of Lot 12, as shown on the Plan entitled "Plan of Subdivision of Lots 12 and 13, and Resubdivision of Lots 10 and 11, of Belle Meade, No. 2", as of record in Book 421, page 112, said Register's Office, and part of Cherokee Circle that was closed by Ordinance #51-8 of the City of Belle Meade, a copy of which is of record in Book 2962, page 521, said Register's Office, and all described together as follows: Beginning at a point in the centerline of Cherokee Circle, shown on said plan (now closed) in the south margin of Iroquois Place; thence with the centerline of Cherokee Circle, southerly 400 feet to a point in the centerline of the same; thence continuing southwesterly with the centerline of said circle, 100 feet to a point; thence northwesterly 305 feet more or less to a point, the corner of Lots 9, 10 and 11 shown on said plan which is of record in Book 421, page 112; thence along the line between Lots 11, 12 and 13, on said plan, northeasterly 260 feet to a point, and continuing northerly 220 feet to the south margin of Iroquois Place; thence with the margin of Iroquois Place, easterly 200 feet to the point of beginning.

Being part of the property conveyed to David M. Keeble and wife, Katherine Walker Keeble by deed from J. B. Daniel, as of record in Book 1340, page 203, Register's Office for said County, and all the property by deed from John H. Teas and wife, as of record in Book 2017, page 193, Register's Office for said County, and that part acquired by them, by an instrument of record in Book 2962, page 521, Register's Office for said County, the said David M. Keeble and wife, Katherine Walker Keeble having since died, he having pre-deceased her, and by her will of record in Will Book 137, page 234, Office of the County Court Clerk for Davidson County, Tennessee, having devised said property to Katherine Keeble Alexander and Emily Keeble Crook.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 315,700.00

Subscribed and sworn to before me, this the 30th day of March 19 82

Affiant: Michael Joseph Rose Jr.

My commission expires: 4/5/84 (Affix Seal)

Notary Public: Mary E. Moore

This is improved (X) unimproved ( ) property, known as 4407 Iroquois Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.*

*Witness our hands this* 30th *day of* March, 1982, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine K Alexander
Katherine Keeble Alexander

Emily Keeble Crook
Emily Keeble Crook

[redacted] [redacted]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Emery *a Notary Public in and for said County and State,* Katherine Keeble Alexander and Emily Keeble Crook

*the within named 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* 30th *day of* March, *19* 82

Mary Emery *Notary Public*

*Commission expires* 4/8/84

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* .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AMERICAN CENTER 24 20
NASHVILLE, TENN. 37238

**WARRANTY DEED**

FROM
Katherine Keeble Alexander and
Emily Keeble Crook

TO

Michael Joseph Rose, Jr. and wife,
Carole Rose

G 8.5.3.6 0

IDENTIF. REFERENCE

MAR 31 11 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 5867 PAGE 915

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

315703.00- CO
328.32 CO TX
.50 PRFEE
6.00 MDEED
CHECK 327.32-
96B5AD3/31/82 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 8.5360

IDENTIF. REFERENCE

MAR 31 11 46 AM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

**No.** 873907