Form No. WD-1

BOOK 5993 PAGE 254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $4500.00

X T. C. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1983

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Keator (NAME)	SAME (NAME)	MAP 59-16
1032 Dozier Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 185,
Nashville, TN 37216 (CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	176 & 177

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, T. C. JONES and D. C. ALLEN, as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH KEATOR and wife, BETTIE KEATOR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

SAID LOT NO. 15 is described as follows:
BEGINNING at a point in the west margin of Manila Street at the corner of Lots No. 14 and 15, said point being 706 feet north from the north margin of Chris Street; thence with the line between said lots, westerly 150 feet to a point; thence northerly 50 feet to a corner of Lot No. 16; thence with the line between Lots No. 15 and 16, easterly 150 feet to the west margin of Manila Street; thence with the margin of the same, southerly 50 feet to the point of beginning.

SAID LOTS NO. 23 and 24 described together as follows:
BEGINNING at a point in the east margin of Avalon Drive at the corner of Lots No. 24 and 25, said point being 1,113 feet north from the north margin of Chris Street; thence with the line between Lots No. 24 and 25, easterly 150 feet to a point; thence northerly 83 feet to the north line of this Subdivision; thence with the north line of the same, westerly 154.81 feet to the east margin of Avalon Drive; thence with the margin of the same, southerly 122 feet to the point of beginning.

BEING part of the same property conveyed to Grantors by Deed of record in Book 5925, page 262, Register's Office for Davidson County, Tennessee.

This is unimproved (X) property, known as Vacant Lots Avalon Drive & Manila St., Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 heir 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. Wherever 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 12th day of January, 19 83

T. C. Jones T. C. Jones

D. C. Allen D. C. Allen

STATE OF TENNESSEE
Davidson County

BOOK 5993 PAGE 255

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. C. Jones and D. C. Allen as tenants in common

the bargainor, 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 12th day of January 19 83.

Commission expires 1-03-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

T. C. JONES & D. C. ALLEN

as Tenants in Common

TO

KENNETH KEATOR and wife,

BETTIE KEATOR

H 26253

RUSH

IDENTIF. REFERENCE

JAN 14 2 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5993 PAGE 256

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
			1500.00- CO	
			3.90 CO TX	
			.50 PRFEE	
			6.00 NDEED	
			CHECK	10.40-
1408A01/14/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 5 3

H 2 6

IF REFERENCE

IDENT

2 56 PM '83

JAN 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921469