B0420

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frank Keeling, Jr.	The Kissell Company	59.5
(NAME) 4812 Trumpet Circle	(NAME) 40 Warder Street	100
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37218	(STREET ADDRESS) Springfield, Ohio 45501	13DA-40130
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6291 PAGE 867

For and in consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- DOLLARS

cash in hand paid by Frank Keeling, Jr., a single person, the receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of the balance due on a promissory note dated 19 October, 1979, in the original principal sum of Thirty-Three Thousand Two Hundred Fifty-Five and 52/100 Dollars ($33,255.52) which is secured by a Deed of Trust of record in Book 5520, page 793, Register's Office of Davidson County, Tennessee, WE, EARNEST BERRY, JR. and wife, LOLA A. EVANS BERRY, GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said Frank Keeling, Jr.

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

Being Lot No. 24 on the Plan of Buena Vista Estates-Section 2, which is of record in Book 3842, page 257, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earnest Berry, Jr. and Lola A. Evans, by deed from John W. Henry of record in Book 5520, page 790, R.O.D.C. The said Earnest Berry, Jr. and Lola A. Evans having since married.

This conveyance is subject to restrictions of record in Book 4322, page 216, and Book 4965, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 4812 Trumpet Circle
(House Number) (Street)
Nashville, Tennessee 37218
(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 11th day of May, 19 84.

EARNEST BERRY, JR. Earnest Berry Jr.

LOLA A. EVANS BERRY

By: Earnest Berry Jr. attorney in fact
EARNEST BERRY, JR
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6291 PAGE 898

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EARNEST BERRY, JR.

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 19 84.

My commission expires Oct. 21, 1984 Notary Public Jacqueline Dix Higgins

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such 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 as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Earnest Berry Jr.
EARNEST BERRY, JR.

Sworn to and subscribed before me this 11th day of MAY, 19 84.

My commission expires Oct. 21, 1984 Notary Public Jacqueline Dix Higgins

This instrument was prepared by:
Robert L. Smith, Attorney at Law, 1000 Parkway Towers, Nashville, TN. 37219
Name Address

WARRANTY DEED

FROM

EARNEST BERRY, JR. and wife, LOLA A. EVANS BERRY

TO

FRANK KEELING, JR.

Petway, Blacksheer & Hagwood
Attorneys at Law
1118 Parkway Towers
Nashville, Tennessee 37219
(615) 244-4850

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 11th day of May, 1984, before me personally appeared EARNEST BERRY, JR., to me known to be the person who executed the foregoing instrument on behalf of LOLA A. EVANS BERRY, and who acknowledged that he executed the same as the free act and deed of the said LOLA A. EVANS BERRY.

WITNESS my hand and seal, at office in Nashville, this 11th day of May, 1984.

Jacqueline Ord Hagan
NOTARY PUBLIC

My commission expires: Oct. 24, 1984

I 2 2 0 6 4

IDENTIF. REFERENCE

MAY 14 3 13 PM '84

FELIX P. DINKINS JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6291 PAGE 870

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

38000.00- CAMT.
98.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 108.30-
6496A05/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 22064

IDENTIF. REFERENCE

MAY 14 3 13 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36018