#3497

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6378 PAGE 691

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Czeslaw Zielinski	New Owner	118-8
Holly Hills (NAME)	(NAME)	140
4700 Humber Drive - Apt. 8-A (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-25425

FOR AND IN 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, JAMES WYLIE KEETON, as devisee under the Last Will and Testament of Lillian Christman Keeton, one and the same as Lillian Keeton.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CZESLAW ZIELINSKI and wife SHIRLEY M. ZIELINSKI

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 307 on the Plan of Grandview Heights Subdivision as of record in Plat Book 161, pages 14 and 15, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Lillian Keeton by deed from William A. Jackson and wife, Bessie May Jackson of record in Book 1019, page 313, said Register's Office. The said Lillian Keeton having since died.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Easements in Book 2021, page 410 and; (3) All matters appearing on the Plan of record in Plat Book 161, pages 14 and 15, said Register's Office.

Mae Frances Keeton, wife of James Wylie Keeton, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

I 4 8 6 5 3

IDENTIF. REFERENCE

SEP 11 10 23 AM '84

REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 2409 Kline Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of September, 19 84.

James Wylie Keeton
JAMES WYLIE KEETON

Mrs. Mae Frances Keeton
MAE FRANCES KEETON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6378 PAGE 692

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES WYLIE KEETON and wife, Mae Frances Keeton

the 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 5th day of September, 1984.

My commission expires 4-19-87 Notary Public

*or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 84

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

09/11/84 15:50- CHECK
3413

WARRANTY DEED

FROM

JAMES WYLIE KEETON and wife,

MAE FRANCES KEETON

TO

CZESLAW ZIELINSKI and wife,

SHIRLEY M. ZIELINSKI

Return to:
First Title & Escrow Company, Inc.
P.O. Box 928
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0928
File Box #38

OFFICIAL RECEIPT

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

BOOK 6378 PAGE 693

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
9413A09/11/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 48853

IDENTIF. REFERENCE

SEP 11 10 23 AM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No.0067973