Returned
WALT, [illegible]
A[illegible]
331, 2002 [illegible] JONES RD.
NASHVILLE, TN 37215

This Instrument Prepared by

Safeco Title
P.O. Box 724386
Atlanta, Ga. 30339

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description

AE# 8928
ERM# 0528AA-80-10035

# WARRANTY DEED

BOOK 6712 PAGE 534

**THIS INDENTURE,** made this 3rd day of June, A. D., 19 85, between

JOHN L. McKEEL and wife WANDA S. McKEEL

Davidson **County, Tennessee, First Parties, and**

Randell L. Dickson and wife, Vicki L. Dickson, of

Davidson **County, Tennessee, Second Parties,**

**WITNESSETH:** that said First Parties, for and in consideration of the sum of Ten & No/100 and other good and valuable considerations **Dollars** ($ 10.00-----) to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE, John L. McKeel and wife, Wanda S. McKeel

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: Situated in District No. 6 of

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. 39 on the plan of Section 3, Cloverland Acres, of record in Book 4460, page 25, Register's Office for said County.

SAID Lot No. 39 fronts 145.0 feet on the westerly margin of Cloverbrook Drive and extends back 224.3 feet on the northerly line and 232.0 feet on the southerly line to a broken line in the rear, measuring 285.0 feet thereon.

Subject to easements and restrictions of record.

BEING the same property conveyed to John L. McKeel and wife, Wanda S. McKeel by deed from John W. Lashlee and wife, Selwyn L. Lashlee, and Nellie M. Cross, unmarried, of record in Book 5485, page 596, Register's Office for Davidson County, Tennessee.

54999

IDENTIFICATION REFERENCE

Nov 19 2 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Person or Agency Responsible
For Payment of Taxes
Name Leader Federal Savings & Loan
Address 158 Madison Ave.
Memphis, TN 38103

ADDRESS NEW OWNER

Randell L. Dickson
6421 Cloverbrook Dr.
Brentwood, TN 37027

MAP & PARCEL NO.

171-7
36
6DU-75848

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

BOOK 6712 PAGE 535

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

John L. McKeel (L. S.)
John L. McKeel

.....(L. S.)

Wanda S. McKeel (L. S.)
Wanda S. McKeel

STATE OF ~~TENNESSEE~~ CALIFORNIA } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John L. McKeel and wife, Wanda S. McKeel

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3 day of JUNE 3 1985

Notary Public

My Commission expires 6/10/88

OFFICIAL SEAL
JULIA HALPERIN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 10, 1988

STATE OF _____ }
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value. whichever is greater, for this transfer is $128,250.00

_____
Affiant

Subscribed and sworn to before me, this the 15th day of November. 1985.

_____
NOTARY PUBLIC

My commission expires: 4-14-87

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6712 PAGE 536

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 128250.00- CO TX | |
| | | | 333.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MOETD. | |
| | | | CHECK 333.00- | |
| | | | 801BA11/19/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 U 5 9

IDENTIFICATION REFERENCE

Nov 19 2 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193195