BOOK 15

BOOK 7429 PAGE 994

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

James H. Keeton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 19 87

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James H. Keeton, Jr. (NAME)	Robbie C. Wells (Mortgagee) (NAME)	12W-15925
5006 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	523 American Road (STREET ADDRESS)	91-7 #184
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

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, WE, Robbie C. Wells, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Keeton, Jr. and wife, Vickie L. Keeton

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 913 and the westerly 12 1/2 feet of Lot No. 911 of Block No. 140, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 913 and westerly part of Lot No. 911 front together 37 1/2 feet on the northerly side of Kentucky Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carlis E. Wells and wife, Robbie C. Wells by deed from Eddie Carlis Wells and wife, Delores Wells of record in Book 4073, page 759, Register's Office for Davidson County, Tennessee. The said Carlis E. Wells having since died.

9 1 7.5 8

IDENTIFICATION REFERENCE

Dec 18 1 16 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1332 12 101 03CHBCK 128.30

Unimproved ( )
This is improved (XX) property, known as 5006 Kentucky Avenue, Nashville, TN 37209
(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 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. 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 her hand this 16th day of December 19 87

Robbie C. Wells
Robbie C. Wells

STATE OF TENNESSEE
Davidson County

BOOK 7429 PAGE 995

Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named Robbie C. Wells, a Widow

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December 19 87.

Commission expires June 5, 1989

Larry N. Westbrook
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

Robbie C. Wells, a Widow

TO

James H. Keeton, Jr. and wife,
Vickie L. Keeton

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

Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7429 PAGE 996

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	43500.00
			CON TX	121.80
			PRFEE	0.50
			WDEED	6.00
			TOTAL	128.30
			CHECK	128.30
12/18/87	01	13:18	0001	1332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 | 7 5 8

IDENTIFICATION REFERENCE

DEC 18 | 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46480