Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

OCT 21 8 41 AM 88

7.8 2 5 2

ADDRESS NEW OWNER:
DEANA L. HOWELL, MARRIED
1502 WINDING WAY
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:
MAP 061-08-0
PARCEL 201.00

9276 10/21 0101 03CHECK 353.69

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,350.00.

Deana L. Howell
AFFIANT

Subscribed and sworn to me, this the 17TH day of OCTOBER, 1988.

Denise C. Ayers
Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, SANDRA K. NEWSOM F SRW AND THOMAS BLAIN KEYSAER, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DEANA L. HOWELL, MARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1502 WINDING WAY, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, WE covenant

that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands this 17TH day of OCTOBER, 1988.

Sandra K. Newsome
SANDRA K. NEWSOME

Thomas Blain Keysaer
THOMAS BLAIN KEYSAER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra K. Newsome, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 17th day of October, 1988.

Denise C. Ellis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS BLAIN KEYSAER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 17th day of October, 1988.

Denise C. Ellis
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

TRACT NO. 1:

LAND in Davidson County, Tennessee, being part of Tract No. 5 on the Map of Dr. William William's Farm, as of record in Plan Book 2, page 128, Chancery Court at Nashville, being Lot No. 2 of Block "I" on the Plan of Jackson Park, Section 3, unrecorded, described according to a survey made by W.B. Southgate, Surveyor, as follows:

BEGINNING on the southerly margin of Winding Way Street at a point 350 feet west of the westerly margin of Brush Hill Road, said point being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, South 2 degrees east 220 feet to a stake; thence North 78 degrees west 155 feet to a stake; thence north 2 degrees west 190 feet to the southerly margin of Winding Way Street; thence with said street, South 89 degrees 45' east 150 feet to the beginning, containing .7 of an acre, more or less.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being the northeasterly part of Lot No. 1 of Block "I" on the Plan of Jackson Park, Section No. 3, not of record, described according to a survey made by W.B. Southgate, Surveyor _____, 1930, as follows:

BEGINNING on the southerly margin of Winding Way at a point 500 feet west of the westerly margin of Brush Hill Road, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 190 feet to the southwest corner of said Lot No. 2; thence westwardly, with the southerly line of said Lot No. 2, if extended, 20 feet; thence northwardly 185 feet, more or less, to the southerly margin of Winding Way; thence with the same, eastwardly 20 feet to the beginning.

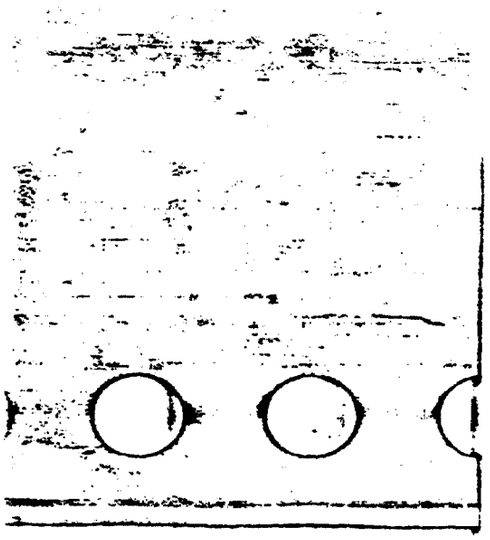
BEING the same property conveyed to Thomas C. Keysaer et ux, Helen B. Keysaer, by Deed from John B. Comer, of record in Book 5048, page 205, Register's Office for Davidson County, Tennessee, the said Thomas C. Keysaer having predeceased Helen B. Keysaer, the property vested solely in Helen B. Keysaer. Helen B. Keysaer subsequently died and pursuant to her Last Will and Testament, of record in Will Book 162, page 438, Probate Court for Davidson County, Tennessee, said property was devised to her children, Thomas Blain Keysaer and Sandra Keysaer Newsom ELSCW

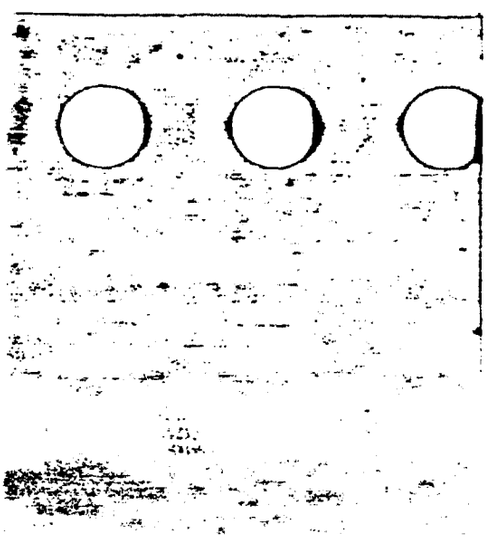
EXHIBIT 'B'

1. REAL PROPERTY TAXES FOR ALL FUTURE YEARS.

2. RESTRICTIONS OF RECORD IN BOOK 1586, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. DEED OF TRUST FROM DEANA L. HOWELL, MARRIED, TO THOMAS M. BLACK, TRUSTEE, RECORDED IMMEDIATELY AFTER THE RECORDING OF THIS INSTRUMENT IN THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY, TENNESSEE, TO SECURE TO SANDRA KEYSAER NEWSOM THE PAYMENT OF ONE NOTE DATED OCTOBER 17, 1988, IN THE ORIGINAL PRINCIPAL AMOUNT OF $84,350.00, DUE AND PAYABLE AS SET FORTH THEREIN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7683 PAGE 118

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	
	104350.00
CON TX	344.19
PRFEE	0.50
WDEED	9.00
TOTAL	353.69
CHECK	353.69

10/21/88 01 08:43 0001 9276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0252

IDENTIFICATION REFERENCE

OCT 21 8 41 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146035