THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

Mail

BOOK 9523 PG 921

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
HUGH E. KEYES 236 ASHLAWN BOULEVARD OLD HICKORY, TN. 37138	SAME	64.01 46

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, JANET L. KEYES, hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto HUGH E. KEYES, hereinafter referred to as Grantee(s), HIS heirs and assigns,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF BRANDYWINE PLACE, OF RECORD IN BOOK 6250, PAGE 327 AND 328, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 20 FRONTS 73.98 FEET IN THE WESTERLY MARGIN OF ASHLAWN BOULEVARD AND EXTENDS BACK 161.79 FEET ON THE NORTHERLY LINE AND 211.52 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 159.65 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HUGH E. KEYES AND SPOUSE, JANET L. KEYES, BY SPECIAL WARRANTY DEED FROM FIRST TRUST NATIONAL BANK, A CORPORATION, OF RECORD IN BOOK 8969, PAGE 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 6250, PAGE 327 AND 328, SAID REGISTER'S OFFICE, INCLUDING BUT NOT LIMITED TO:

1. A 30' MINIMUM BUILDING SETBACK LINE FROM THE FRONT LINE OF SAID LOT.
2. A 10' PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE FRONT AND REAR LINES OF SAID LOT.
3. SUBJECT TO A CONCRETE SIDEWALK ALONG THE FRONT LOT LINE OF SAID LOT.
4. SUBJECT TO RESTRICTIVE COVENANTS AS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 6488, PAGE 764, AS AMENDED IN BOOK 8904, PAGE 855, AND BOOK 6250, PAGE 327 AND 328.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

This Property is known as 236 ASHLAWN BOULEVARD, OLD HICKORY, TN. 37138

WITNESS MY HAND, THIS THE 5 DAY OF NOVEMBER, 1994.

GRANTOR:

Janet L Keyes

JANET L. KEYES

94 NOV 8 AM 8:56
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

09993
IDENTIF. & REFERENCE

STATE OF IN

COUNTY OF St Joseph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET L. KEYES, the within named bargainor, with whom I am personally acquainted and who acknowledged that SHE executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 5 day of NOVEMBER, 1994.

Laura J Morris

NOTARY PUBLIC

My Commission Expires: LAURA J. MORRIS, Notary Public
Residing in St. Joseph County, IN
My Commission Expires 6-26-95

NOTARY PUBLIC INDIANA

5147 11/18 0101 03CHECK 8.00

STATE OF Tennessee

COUNTY OF Davidson

BOOK 9523 PG 922

The actual consideration for this transfer is $1.00.

Affiant

Sworn to an subscribed before me this

7th day of NOVEMBER, 1994.

My Commission Expires: 1/24/98

NOTARY PUBLIC