Box 43

WARRANTY DEED

BOOK 10985 PG 155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203
My Commission Expires May 26, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lukus G. Keown	First American National Bank	130-1-17
(NAME)	(NAME)	
110 Keyway Drive	First American Center	08D2 75130
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, French R. McKnight III, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lukus G. Keown and Crews Johnston, III, 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. 61 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, Page 4, Register's Office for said County.
Beginning on the northeasterly margin of Keyway Drive at the corner of Lots Nos. 60 and 61; thence with said Drive, northwestwardly 104 feet to the corner of Lots Nos. 61 and 62; thence with the line between said two lots, northeastwardly 160.1 feet to the southwesterly line of Lot No. 55; thence with said line, southeastwardly 45 feet to the southwesterly corner of Lot No 56; thence with the line between Lots Nos. 56 and 61, southeastwardly 64 feet to the corner of Lot Nos. 60 and 61; thence with the line between said two lots, southwestwardly 151.9 feet to the beginning.

BEING the same property conveyed to French R. McKnight, III, an unmarried person by deed from Preston R. Perkerson and wife, Andrea Perkerson of record in Book 10040, page 932 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of record.

3442 06/19 0101 03CHECK 619.50

unimproved ☐
This is improved ☒ property, known as 110 Keyway Drive, Nashville, TN 37205
(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 my/our hand(s) this 19th day of June, 1998.

French R. McKnight III

98 JUN 19 PM 4:13

0453009

IDENTIFICATION REFERENCE

STATE OF TENNESSEE

BOOK 10985 PG 156

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named French R. McKnight III, an unmarried person, the 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 Nashville, Tennessee this 19th day of June, 1998.

Commission expires: May 26, 2002

Shelly A. Gardner

Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26 2002

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

RECEIVED OF _____

FOR _____ BOOK 10985 PG 157

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 165000.00
				CON TX 610.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 619.50
				CHECK 619.50
			06/19/98 01	16:13 0001 3442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453009
IDENTIF. & REFERENCE

98 JUN 19 PM 4:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1309275