BOOK 11735 PAGE 251

THIS INSTRUMENT PREPARED BY:
JON A. WELLS, ATTORNEY AT LAW
P. O. BOX 116, 206 COURT SQ.
LAFAYETTE, TENNESSEE 37083

Mail Tax Bills to New Owner:
Robert D. Keith
1994~~01~~ Welworth
Madison, TN 37115

Map 34-13, Parcel 70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars cash in hand paid by the Grantee to Grantor, the receipt of which is hereby acknowledged, and for other good and valuable consideration, I, **Dorothy I. Keith**, have bargained and sold, and by these presents do transfer and convey to **Robert D. Keith**, his heirs and assigns, certain tract or parcel of land lying and being in **Davidson** County, Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 of Block A on the plan of East Lawn, of record in Book 547, pages 153-154, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the northerly margin of Welworth Street and extends back between parallel lines, 120 feet to a dead line.

Description provided by Grantor.

Being the same property conveyed to Logan Keith, Jr. and wife, Dorothy I. Keith by deed from Gary Ernst Herndon and wife, Brenda Vaughn Herndon dated November 19, 1979 and recorded on November 26, 1979 in Book 5535, page 90, Register's Office, Davidson County, Tennessee. Logan Keith, Jr. died intestate on June 14, 1999.

Possession with deed.

1999 taxes to be paid by Grantee.

The preparers of this instrument make no warranties as to title, ownership or any other representations relative to the property described herein or its' legal description.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to **Robert D. Keith**, his heirs and assigns, forever. And I do covenant with the said **Robert D. Keith**, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of a mortgage to First National Mortgage.

And I further covenant and bind myself and my heirs and assigns, to warrant and forever defend the title to said land, to the said **Robert D. Keith**, his heirs and assigns, against the lawful

199.70
03 OCT 00 11/05
MAIL CHECK

claims of all persons whomsoever.

Witness my hand, this the 6 day of July, 1999.

Dorothy I. Keith
Dorothy I. Keith

STATE OF TENNESSEE
COUNTY OF MACON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within **Dorothy I. Keith**, the bargainor(s), 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 Lafayette, this the 6th day of July, 1999.

Ellen F. Gulley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/20/2000

ELLEN F. GULLEY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or aff or this transfer or value of the property tr: _____, which amount is equal to or gre roperty transferred would command at a fair

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Ballard Reed
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 **DAY OF** Nov **19**99.

Thomas B. Wilson
Deputy Register

Subscribed and sworn to before me, this the _____ day of _____, 1999.

_____
REGISTER OR NOTARY

MY COMMISSION EXPIRES: _____

06551122
99 NOV -8 PM 12:20
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0655122

99 NOV -3 PM 12:20

CAMT	51000.00
CON TX	188.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	199.70
CHECK	199.70

11/03/99 01 12:21 0001 8869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536595