This instrument prepared by Jim H. Wachter, Attorney at Law, 400 North Gallatin Road, Madison, Tennessee 37115 BOOK 4545 PAGE 992 MAP 148-7 - Par 51

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of $20.00
TEN AND NO/100 ---------- **DOLLARS ($** 10.00 **),**

As a part of the consideration for this conveyance, the grantees assume the balance owing under deed of trust executed by Frank A. Carter and wife, Cherrie P. Carter, to J. Robert Cannon, Trustee, of record in Book 4432, page 24, said Register's Office, to secure Murphree Mortgage Company payment of one note dated July 10, 1970, for the principal sum of $17,650.00

Buyer: Edward L Keltner etux
2120 Overby Dr
Antioch. Tenn

Send Bills
Murphree Mtg Co
% I & Trust
Nash. Tenn.

We, John B. Vaughn and wife, Eva N. Vaughn

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward L. Keltner and wife, Margie H. Keltner

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

Land in Davidson County, Tennessee, being Lot No. 826 on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, page 154, Register's Office for said County.

Said Lot No. 826 fronts 69.0 feet on the easterly side of Overby Drive and runs back between lines 168.8 feet on the south line and 199.9 feet on the north line, to a dead line in the rear, measuring 97.3 feet thereon.

Being the same property conveyed to Frank A. Carter and wife, Cherrie P. Carter, by deed from William & Lee, Inc., of record in Book 4432, page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Vaughn and wife, Eva N. Vaughn, by deed from Frank A. Carter and wife, Cherrie P. Carter, of record in Book 4524, Page 178, Register's Office for Davidson County, Tennessee

I hereby swear or affirm that actual consideration or true value for transfer, whichever is greater is $18,545.00 Jim H. Wachter, Atty.
Subscribed and sworn to before me this 15th day of Oct 1971

Deputy Register

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 15th **day of** October **, 19** 71

X John B. Vaughn

X Eva N. Vaughn

STATE OF TENNESSEE
COUNTY OF

Before me, Jim H. Wachter **, a Notary Public in and for the State and County aforesaid, personally appeared the within named** John B. Vaughn and wife, Eva N. Vaughn

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Madison, Davidson County, **Tennessee, this, the** 15th **day of** October **, 19** 71

My commission expires: 5/10/75

Jim H. Wachter
Notary Public

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

WARRANTY DEED

From

John B. Vaughn et ux

Eva N. Vaughn

To

Edward L. Keltner et ux

Margie H. Keltner

B 3 4 7 1 7

IDENTIF. REFERENCE

OCT 19 11 44 AM '71

FELIX ... WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Jim H. Wachter, Attorney at Law
400 North Gallatin Road
Madison, Tennessee

OCT 19??	CONV	18,545.00			
OCT 19??	S'TAX		A*	48.10	
OCT 19??	PR'FEE		A*	.50	
OCT 19??	W'DEED		A*	4.00	* 52.60