This Form furnished by Attorneys Title Company, Inc.

BOOK 5114 PAGE 417

Form No. WD-2

FROM

RICHARD J. KELLER ET UX,

ELIZABETH ANN KELLER

TO

EVERETT R. MARTIN ET UX,

ELIZABETH LYNN MARTIN

For draftsman's use

PREPARED BY: mail

John G. Doak, Atty.
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Keller et ux (NAME)	Guaranty Mortgage Company (NAME)	be assg. lots
525 Des Moines Dr. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37237 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 11 11 46 AM '77

FELIX A. MILLER, REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 47,000.00 X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 77

Notary Public

MY COMMISSION EXPIRES: 5-20-77

(AFFIX SEAL)

D8907F

For and in Consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated March 28, 1968 in the original, principal amount of $21,200.00 of record in Book 4224, page 537, Register's Office for Davidson County, Tennessee.

We, Richard J. Keller and wife, Elizabeth Ann Keller have bargained and sold, and by these presents do transfer and convey unto the said Everett R. Martin and wife, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 20 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 93 feet on the northerly side of Des Moines Drive and runs back between lines 140.58 feet on the easterly side line and 144.09 feet on the westerly side line to a line at the rear measuring 93.07 feet thereon.

BEING the same property conveyed to Richard J. Keller and wife, Elizabeth Ann Keller by deed from Fischer & Short Construction Company, Inc., of record in Book 4224, page 535, Register's Office for Davidson County, Tennessee.

GRANTORS further transfer and convey unto grantees the funds held in escrow and do hereby authorize Guaranty Mortgage Company to transfer the existing insurance on the premises to grantees.

FEB11F	CONV	47,000.00		
FEB11F	S'TAX		8* 122.20	
FEB11F	R'FEE		8* .50	
FEB11F	W'DEED		8* 4.00	* 126.70

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This is ( ) unimproved (X) improved property, known as 525 Des Moines Drive, Hermitage, Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 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.

And we do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said grantees heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of January, 1977

X Richard J. Keller
RICHARD J. KELLER

Elizabeth Ann Keller
ELIZABETH ANN KELLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Ann Keller

the 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 Nashville, Tennessee, this 27th day of January, 1977

H. C. [illegible], Notary Public.

Commission expires 5-20-79

STATE OF Michigan. }
County of Monroe. }

Personally appeared before me, E. Ruth Moore., a Notary Public in and for said County and State, the within named Richard J. Keller

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Monroe, Mich., this 27 day of Jan., 1977

E Ruth Moore, Notary Public

Commission Expires 8 10 77

[illegible] PUBLIC