RETURN TO FILE # 2

WARRANTY DEED

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FROM DANIEL F. WALTERS and wife, LYNDA J. WALTERS

ADDRESS NEW OWNER(S) AS FOLLOWS:	TERRY E. KEUP and wife, ZONA F. KEUP 605 Cold Spring Drive Antioch , Tennessee 37013	
SEND TAX BILLS TO:	FIRST AND MID-SOUTH MORTGAGE COMPANY P.O. Box 2568 Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 150-1-325

E 4807.3

IDENTIFIED REFERENCE!

JAN 30 1 15 PM '78

FELIX Z. WILCOX, REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,069.78 Affiant Terry E. Keup

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of January 1978

Thomas D. Epton
NOTARY PUBLIC

DATE

COMMISSION EXPIRES Nov. 12, 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

cash in hand paid by Terry E. Keup and wife, Zona A. Keup, and other good and valuable considerations, receipt cf which is hereby acknowledged, and the agreement by the said Terry E. Keup and wife, Zona F. Keup to assume and agree to pay the unpaid balance of a loan in the original principal amount of $36,350.00, secured by a deed of trust dated August 1, 1975 to First and Mid-South Mortgage Company, of record in Book 4938, page 742, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

DANIEL F. WALTERS and wife, LYNDA J. WALTERS, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said TERRY E. KEUP and wife, ZONA F. KEUP, GRANTEES their (his, her, its) heirs, successors 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. 38 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for said County.

SAID Lot No. 38 fronts 82.39 feet on the westerly side of Cold Spring Drive and runs back 133.27 feet on the southerly line and 144.20 feet on the northerly line to a dead line in the rear measuring 76.94 feet thereon.

BEING the same property conveyed to Daniel F. Walters and wife, Lynda J. Walters by deed from Melvin Jones and Larry Jones, d/b/a Republic Builders, of record in Book 4938, page 740, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenants contained in instrument of record in Book 4797, page 410, said Register's Office; (2) The Plan of record in Book 4675, page 84, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Cold Spring Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

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unimproved ( )
This is improved (X) property, known as 605 Cold Spring Drive, Antioch, Tennessee, 37013
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said GRANTEES THIER heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 27th day of JANUARY, 19 78

Daniel F. Walters
DANIEL F. WALTERS

Lynda J. Walters
LYNDA J. WALTERS

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named DANIEL F. WALTERS AND WIFE, LYNDA J. WALTERS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 27 day of JANUARY 19 78

My Commission Expires 12, 1980

Thomas D. Guyton
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title).

JAN 30 78 CONV 43,069.78
JAN 30 78 S'TAX B* 112.06
JAN 30 78 PR'FEE B* .50
JAN 30 78 W'DEED B* 4.00 * 116.56

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)