BOOK 5297 PAGE 595 **WARRANTY DEED** RETURN TO FILE # 2

FROM: IRBY RAY FLETCHER III AND WIFE, GINA S. FLETCHER

ADDRESS NEW OWNER(S) AS FOLLOWS:	WILLIAM F. KEY AND WIFE, OLANE GAYLE KEY 3112 Rollingstone Drive Antioch, Tennessee 37013	
SEND TAX BILLS TO:	FIRST & MID-SOUTH MORTGAGE COMPANY Post Office Box 2568 Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: M.150-6 Par. 101

E 7.0 6.5 3 IDENTIF. REFERENCE JUN 12 4 07 PM '78 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,752.11 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6-9 DATE

NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

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

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

Cash in hand paid by William F. Key and wife, Olane Gayle Key and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said William F. Key and wife, Olane Gayle Key to assume and agree to pay the unpaid balance of a loan with First and Mid-South Mortgage Company, in the original principal amount of $39,900.00, secured by a deed of trust of record in Book 5211, page 508, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

IRBY RAY FLETCHER III AND WIFE, GINA S. FLETCHER,

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WILLIAM F. KEY AND WIFE, OLANE GAYLE KEY, 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. 138 on the plan of Cherry Hills, Section 10-A, of record in Book 4860, page 97, Register's Office for said County.

Said Lot No. 138 fronts 81.73 feet on the northerly side of Rollingstone Drive and extends back 148.65 feet on the westerly line and 147.99 feet on the easterly line to a dead line in the rear measuring 70.93 feet thereon.

Being the same property conveyed to Irby Ray Fletcher III and wife, Gina S. Fletcher by deed from Larry Jones and wife, Gloria A. Jones, d/b/a Regency Homes, of record in Book 5211, page 508, Register's Office for Davidson County, Tennessee.

The GRANTEES hereby further assume the obligation of Irby Ray Fletcher III and wife, Gina S. Fletcher under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payments arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is made subject to restrictive covenant contained in instrument of record in Book 5009, page 329, Register's Office for Davidson County, Tennessee, and an owner's certificate contained in the Plan of record in Book 4860, page 97, said Register's Office, showing a 30 foot minimum building setback line from Rollingstone Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( )
This is improved (X) property, known as 3112 Rollingstone 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 land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 22 day of May, 19 78

Irby R. Fletcher III
IRBY RAY FLETCHER III

Gina S. Fletcher
GINA S. FLETCHER

{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 IRBY RAY FLETCHER III Irby R. Fletcher III

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 22 day of May 19 78

My Commission Expires Sept. 13, 1981
Comission Expires

Marion M. Giles
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC

JUN12'78	CONV	45,752.11			
JUN12'78	S'TAX		B*	119.08	
JUN12'78	PR'FEE		B*	.50	
JUN12'78	W'DEED		B*	4.00	* 123.58

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 GINA S. FLETCHER, 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 this 7 day of June, 1978 at Nashville, Tennessee.

SHELBY CO. TENN. NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My commission expires: 8-18-81