FORM NO. WD-1

BOOK 5680 PAGE 950

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 58,000.00

Benedict G. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 19 80

Notary Public

MY COMMISSION EXPIRES: 4/10/82

(AFFIX SEAL)

FDS

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benedict G. Scott ,et ux (NAME) | Lomas & Nettleton Company (NAME) | Map: 162-10 |
| 552 Roxanne Drive (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | Parcel: 123 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, VA 23451 (CITY) (STATE) (ZIP) | 5DU 61289 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES D. KELLER and wife, ILA H. KELLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENEDICT G. SCOTT and wife, PAULA E. SCOTT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 123, on the Plan of Brookview Estates, Section II, of record in Plat Book 4460, page 163, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James D. Keller et ux by deed from Fred Sloan, Jr. et ux of record in Book 4923, page 561, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4923, page 563, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved (XX) unimproved ( ) property, known as 552 Roxanne Drive, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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, unless otherwise herein set out; and we do 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 and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of November, 19 80

× James D. Keller × Ila H. Keller
JAMES D. KELLER ILA H. KELLER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. KELLER & Wife, ILA H. KELLER, the bargainors, 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 Nashville, Tennessee, this 19th day of November, 1980.

Commission expires 11-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ respectively of the _____ and the within named bargainor, a corporation, and that (he) (they) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JAMES D. KELLER, et ux
ILA H. KELLER

TO
BENEDICT G. SCOTT, et ux
PAULA E. SCOTT

PLEASE FILE BOX "7"

G 1 8 4 5 6

T
IDENTIF. REFERENCE

Nov 20 2 50 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

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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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 58000.00- | CO |
| | | | 150.80 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | TDELD |
| | VD | | 6.00- | TDELD |
| | | | 6.00 | WDE D |
| | | | | CHECK 157.30- |
| 5757A | 11/20/80 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 1-8.4 5 6

IDENTIF. REFERENCE

Nov 20 2 50 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

**No.** 793173