BOOK 5938 PAGE 142

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$65,390.18 Richard J. Keller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 82

Notary Public

MY COMMISSION EXPIRES: April 17, 1983

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Keller etux (NAME)	CitiCorp Homeowners, Inc. (NAME)	Map 95-11
664 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	Parcel 59
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	40-67671

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~~ I, Randall Joel Martin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard J. Keller and wife, Elizabeth A. Keller

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. 403 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Plat Book 4675, page 190, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to Randall J. Martin and wife, Neca R. Martin by deed of record in Book 5559, page 706, Register's Office for said County. The said Neca R. Martin having conveyed her interest to Randall Joel Martin by Quitclaim deed of record in Book 5794, page 994, Register's Office for said County.

THIS conveyance is subject to any and all restrictions, easements and rights of way of record.

IT is understood and agreed that as part of the consideration of this transfer is the assumption of a Deed of Trust filed of record in Book 5559, page 709, said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 664 Mercer Drive (House Number) (Street) Hermitage, TN 37076 (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 my hand this 14th day of September, 19 82

RANDALL JOEL MARTIN: Randall Joel Martin III

Randall Joel Martin and Randall J. Martin being one-and-the-same person.

BOOK 5938 PAGE 143

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 Randall Joel Martin

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 Nashville, Tennessee, this 14th day of September 1982.

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ 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

Randall Joel Martin

TO

Richard J. Keller and wife,

Elizabeth A. Keller

H 0 8 7 7 0 RUSH

IDENTIF. REFERENCE

Sep 16 2 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

9213 09/16 175.54 CHECK

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

RECEIVED OF _____

FOR _____

BOOK 5938 PAGE 144

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
			65390.18- CO	
			170.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 176.54-	
9213A09/16/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 7 7 0

IDENTIF. T. REFERENCE

SEP 16 2 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900076