FILE BOX 3

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IDENTIF. REFERENCE

OCT 15 9 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Form No. WD-1

BOOK 5950 PAGE 630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 49,910.45

J.C. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 82

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Keator	Kentucky Mortgage Company	MAP 72-10
(NAME) 1032 Dozier Place	(NAME) P.O. Box 13013	PARCEL 58
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS) Lexington, KY 40512	15DA-04605
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, George P. Segars and wife Marian J. Segars

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth M. Keator and wife Bettie Keator

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN

THIS conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is however, subject to a Deed of Trust recorded in Book 5335, Page 729, Register's Office for Davidson County, Tennessee, securing a note dated September 11, 1982, payable to The Chamberlain Company, with a present unpaid principal balance of approximately $36,910.45, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with this loan, is hereby transferred to the Grantees herein.

10/15 139.24- CHECK

This is unimproved ( ) improved (X) property, known as 1032 Dozier Place (House Number) (Street) Nashville, Tennessee 37216 (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 heir 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 hands this 13th day of OCTOBER, 19 82

George P. Segars George P. Segars

Marian J. Segars Marian J. Segars

4260

OFFICIAL RECEIPT

BOOK 5950 PAGE 631

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George P. Segars and wife Marian J. Segars

the bargainor ~~s~~, 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 13th day of October 19 82.

Commission expires 1-22-84.

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) (they) as such _____ and _____, being authorized so to do, execute 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

George P. Segars

TO

Kenneth M. Keator

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

FILE BOX 3

OFFICIAL RECEIPT

BOOK 5950 PAGE 632

LAND in Davidson County, Tennessee, being part of Lot No. 36 on the plan of Dozier Place, of record in Book 974, Page 51, Register's Office for said County, and described in part according to a survey dated August 31, 1978 by Southern Land and Associates, as follows:
BEGINNING at a point on the southerly margin of Dozier Place located N 74 deg. 40' W 200.39 feet, more or less, from a chiseled cross on the westerly margin of Gallatin Road, said point also being the northwesterly corner of the property conveyed to L. C. Tanley, Jr., et al, by deed from Third National Bank, executor, of record in Book 5083, Page 289, said Register's Office; thence with Tanley's westerly property line and the westerly line of the property conveyed to Ethel Long Brown by deed from Mary Gasser Rohrbach, et al, of record in Book 3403, Page 246, said Register's Office, southwestwardly 196.9 feet, more or less, to a point in the northeasterly line of the property conveyed to Richard C. Rice, et ux, by deeds from W. Bufford Winn, et al, and John David Scobey et ux, of record in Book 4082, Page 600, and Book 4495, Page 963, respectively, both in said Register's Office; thence with Rice's northeasterly property line, northwestwardly 103 feet to a point at the southeasterly corner of the property conveyed to William R. Stroud, Jr. et ux, by deed from Third National Bank, executor, of record in Book 4823, Page 174, said Register's Office; thence with Stroud's southeasterly property line, northeastwardly 185 feet, more or less, to a point on the southerly margin of Dozier Place; thence, with said margin of Dozier Place, eastwardly 102.61 feet, more or less, to the point of beginning.

BEING the same property conveyed to George P. Segars et ux Marian J. Segars, by deed from J. E. Dozier, unmarried, of record in Book 5335, Page 727, Register's Office for said County.

FILE BOX 3

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

RECEIVED OF _____

FOR _____ BOOK 5950 PAGE 633

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
			49910.45- CO	
			129.74 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	139.24-
			4260A10/15/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 2 7 6 5

IDENTIF. REFERENCE

OCT 15 9 46 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904930