Form No. WD-1

BOOK 5937 PAGE 23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant RONALD E. KELLER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 83

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID C. KIPP, JR., SUITE 1520, ONE COMMERCE PLACE, NASHVILLE, TENNESSEE 37239
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald E. and Ann E. Keller (NAME) | Mortgage Corp. of the South (NAME) | 75-3-27 |
| 500 Des Moines Drive (STREET ADDRESS OR ROUTE NUMBER) | P O Box 10726 (STREET ADDRESS) | 4D-24186 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35202 (CITY) (STATE) (ZIP) | |

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, RALPH C. HARRIS and wife, JERRIE HARRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD E. KELLER and wife, ANN E. 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Des Moines Drive, common corner of Lots 34 and 35; thence with the line between said lots southwestwardly 146.43 feet to a point in the North line of Lot No. 37; thence with the line between said lots westwardly 20.05 feet to a concrete monument at the rear corner of Lots Nos. 35, 36, and 37; thence with the line between Lots Nos. 35 and 36, westwardly 100.0 feet to a point in the easterly margin of Juneau Drive; thence with the margin of same, northeastwardly 125.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northeastwardly 39.27 feet to a concrete monument in the southerly margin of Des Moines Drive; thence with the margin of same southeastwardly 93.20 feet to the point of beginning.

Being the same property conveyed to Ralph C. Harris and wife, Jerrie Harris by deed from Peter A. O'Neil, Jr. and wife, Robin J. O'Neil, of record in Book 4827, page 447, Register's Office for said County.

Partial consideration for this transfer is the assumption of a mortgage recorded in Book 4220, page 906, Register's Office for said County, to secure Guaranty Mortgage Co. for payment of a note in the original amount of $24,650.00 payable as specified therein.

~~Unimproved~~ This is improved (X) property, known as 500 Des Moines Drive, Hermitage, TN 37076
(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 15th day of January, 19 83

X Ralph C. Harris
RALPH C. HARRIS

X Jerrie Harris
JERRIE HARRIS

BOOK 5997 PAGE 24

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Ralph C. Harris and Jerrie Harris

the bargainor, 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 Worthington, OHIO, this 1st day of January 19 83

My commission expires P. MICHAEL SHANNON NOTARY PUBLIC - STATE OF OHIO MY COMMISSION EXPIRES JAN. 2, 1986

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

RALPH C. HARRIS AND WIFE,

JERRIE HARRIS

TO

RONALD E. KELLER AND WIFE,

ANN E. KELLER

THIS INSTRUMENT PREPARED BY:
DAVID C. KIPP, JR.
SUITE 1520, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

H 2 7 6 7 4

RUSH

IDENTIF. REFERENCE

JAN 24 3 18 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5997 PAGE 25

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 64000.00- CO | |
| | | | 166.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 172.90- | |
| | | | 30859401/24/83 SAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 7 8 7 4

IDENTIF. REFERENCE

JAN 24 3 13 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 925400