Prepared By:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

BOOK 6240 PAGE 331

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael L. Keeler and wife, Nancy A. Keeler (NAME)	Commerce Union Bank (NAME)	2D-73105
3213 Country Meadows (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	#102
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	150-7

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed filed for record August 28, 1980, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5644, page 542, and note of even date thereby secured, in the original principal amount of $49,100.00, payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

JOHN WILLIAM ESTEY and wife, LINDA ROSE ESTEY

have this day bargained and sold, and do hereby transfer and convey unto the said

MICHAEL L. KEELER and wife, NANCY A. KEELER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of The Country, Section 4, as of record in Book 5200, pages 138 and 139, Register's Office for Davidson County, Tennessee. For a more complete description reference to said plan is hereby made.

Being the same property conveyed to John William Estey and wife, Linda Rose Estey by deed from Randall Phillips Builders, Inc., of record in Book 5644, page 539, said Register's Office.

10593 2151

IDENTIF. REFERENCE

MAR 1 | 18 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,000.00

Subscribed and sworn to before me, this the 1st day of March 19 84

Affiant Michael Keeler

My commission expires: 1-20-85 (Affix Seal)

Notary Public

This is unimproved ( ) property, known as 3213 Country Meadows, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1984 taxes; Deed of trust in Bk.5644, P.542; Restrictive covenants in Bk.5404, P.770; Plan of record in Bk.5200, Pp.138 & 139

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th *day of* February 19 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John William Estey
John William Estey

Linda Rose Estey
Linda Rose Estey

CHECK 03/01 185.90- 5681

BOOK 6240 PAGE 332

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Pinellas)

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John William Estey and wife, Linda Rose Estey

*the within named 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 Paradyne Corp. ~~XXXXXX~~
this 29 *day of* February *, 19*84.

Notary Public, State of Florida at Large
My Commission Expires DEC. 30, 1986

Dorothy J. DeLane *Notary Public*

Commission expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.*

Witness my hand and seal, at office in *this* *day of* *19*

Notary Public

Commission expires

WARRANTY DEED

FROM
John William Estey and wife,
Linda Rose Estey

TO

Michael L. Keeler and wife,
Nancy A. Keeler

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

69000.00- CAMT.
179.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.90-
6681A03/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I O. 5. 9 5. 3.

IDENTIF. REFERENCE

MAR 1 | 18 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16777