BOOK 6411 PAGE 290

Box 30

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,818.55

Timothy V. Keller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 84

Notary Public

MY COMMISSION EXPIRES: 1-19-86
(AFFIX SEAL)

1590 0229

IDENTIF. REFERENCE

Oct 25 1 07 PM '84

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy V. Keller, etux (NAME)	The Lomas & Nettleton Company (NAME)	52-2-58
614 McCarley Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	11D-46785
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, Roy D. Dabney and wife, Patricia A. Dabney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy V. Keller and wife, Melissa D. 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. 12 and the easterly one-half of Lot No. 11, Block D, on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County.

SAID Property fronts 75 feet on the southerly margin of McCarley Avenue and extends back between parallel lines, 145 feet to a dead line.

BEING the same property conveyed to Roy D. Dabney and wife, Patricia A. Dabney by deed from Dewey Q. Knight and Lorena P. Knight, both unmarried, of record in Book 6248, page 851, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

For and in consideration of Ten Dollars ($10.00) 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, in the office of the recorder of deed of Davidson County, Tennessee in Book 6248, page 854, and note of even date thereby secured, in the original principal amount of $36,500.00 payable to Tennessee Housing Development Agency, which debt the grantees herein assumes and agrees to pay as part payment of the purchase price. The grantees further hereby assumes the obligation of Roy D. Dabney and wife, Patricia A. Dabney under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 614 McCarley Avenue, Madison, Tennessee 37115
(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 23rd day of October, 19 84

Roy D. Dabney

Patricia A. Dabney

STATE OF TENNESSEE
Davidson County

BOOK 6111 PAGE 291

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy D. Dabney and wife, Patricia A. Dabney

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 23rd day of October 19 84

Commission expires 1-19-86

*or proved to me on the basis of satisfactory evidence

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 (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

Roy D. Dabney and wife,

Patricia A. Dabney

TO

Timothy V. Keller and wife,

Melissa D. Keller

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6411 PAGE 292

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

40818.55- CAMT.
106.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.58-
1769A10/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 0 2 9

IDENTIF. REFERENCE

Oct 25 | 07 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0079981