BOOK 6572 PAGE 615

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1989

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
David Dwight Keith (NAME)	Sovran Mortgage Corporation (NAME)	150-G
3073 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	68
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23260 (CITY) (STATE) (ZIP)	20-37888

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, J. Kevin Gardner and wife, Leslie S. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Dwight Keith and wife, Nita Kay Keith

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. 143 on the Plan of Cherry Hills, Section 9, of record in Book 4660, page 129, Register's Office for said County.

SAID Lot No. 143 fronts 90.0 feet on the southerly side of Anderson Road, and extends back 145.61 feet on its westerly line and 146.07 feet on its easterly line to a line in the rear measuring 88.60 feet thereon.

Being the same property conveyed to J. Kevin Gardner and wife, Leslie S. Gardner by deed from David L. Dye and wife, Lois Dye, of record in Book 5854, page 234, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4952, page 860, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is unimproved ( ) improved (X) property, known as 3073 Anderson Road, Nashville, TN 37217
(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 seised 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 30th day of May, 19 85

Leslie S. Gardner
Leslie S. Gardner

J. Kevin Gardner
J. Kevin Gardner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6572 PG 616

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Kevin Gardner and wife, Leslie S. Gardner

the bargainors, 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 30th day of May, 1985.

Commission expires July 18, 1987

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
J. Kevin Gardner
Leslie S. Gardner

TO
David Dwight Keith
Nita Kay Keith

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

IDENTIFICATION REFERENCE

FILED & RECORDED
JUN 4 8 54 AM '85
REGISTER
DAVIDSON COUNTY, TN

21860

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

RECEIVED OF _____

FOR _____

BOOK 6572 PAGE 617

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
			63000.00-	CAMT.
			163.80	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 170.30-
4117A06/04/85				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0981 2

IDENTIF. REFERENCE

JUN 4 8 54 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 140642