FILE IN BOX #4

FORM NO. WD-1

BOOK 6651 PAGE 512

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } 85-9-5

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Betty A. Keegan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 85

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, One Church St. Bldg., Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH R. KEEGAN (NAME)	Third National Mortgage Company (NAME)	MAP 74-12
402 Bonnawood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	PARCEL 25
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	04D-34222

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, MYRTLE SEAY WATTS, EXECUTRIX, THELMA SEAY McCULLOCH ESTATE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH R. KEEGAN and wife, BETTY A. KEEGAN

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. 608 on the Plan of Hermitage Hills, Section 6 of record in Book 3300, Page 10, Register's Office for said County.

SAID Lot No. 608 fronts 80.0 feet on the northerly margin of Bonnawood Drive and runs back between lines measuring 145.3 feet on the westerly side and 114.4 feet on the easterly side to a dead line in the rear on which it measures 76.6 feet.

BEING the same property conveyed to Robert E. McCulloch and wife, Thelma S. McColloch by deed from Tucker L. Haynes and wife, Frances M. Haynes of record in Book 3345, Page 175, said Register's Office. The said parties having since died, he having pre-deceased his wife and under the terms of the Will of record in Book 150, Page 589, Probate Clerk Office for Davidson County, Tennessee, Myrtle Seay Watts was named Executrix of her estate and ordered to sell the subject property.

This conveyance is subject to restrictive covenants of record in Book 3253, Page 261, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 402 Bonnawood Drive, Hermitage, Tennessee 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 her hand this 18th day of September, 19 85

Myrtle Seay Watts
MYRTLE SEAY WATTS, EXECUTRIX

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named MYRTLE SEAY WATTS, EXECUTRIX, THELMA SEAY McCULLOCH ESTATE

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 19 85.

Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

3834 09/2[illegible] 03:20 CHECK

38213

IDENTIFICATION REFERENCE

Sep 20 1 13 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

MYRTLE SEAY WATTS, EXECUTRIX, THELMA SEAY McCULLOUGH ESTATE

TO

RALPH R. KEEGAN and wife, BETTY A. KEEGAN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6661 PAGE 544

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

54500.00- CONT.
141.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.20-
9034A09/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38213

IDENTIFICATION REFERENCE

SEP 20 1 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174711