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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAXXXXXXXX} Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Rhonda A. Keisman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

File # 27

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda A. Keisman (NAME)	SAME (NAME)	162-05
341 Ash Grove (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	148
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(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, M.C. Ross and wife, Janice Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda A. Keisman

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. 36 on the Plan of Hickory Valley, Section II-A, as of record in Book 4300, page 111, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to M.C. Ross and wife, Janice Ross by deed from Geraldine V. Seigfreid of record in Book 5850, Page 9, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4522, page 528 and Book 4570, page 493 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 4642, page 166, Register's Office for Davidson County, Tennessee in the original principal amount of $28,350.00..

11201

IDENTIFICATION REFERENCE

JUN 17 9 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 341 Ash Grove, Nashville, TN 37211
(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 their hand s this 11th day of June, 19 86

M C Ross
M.C. Ross

Janice D. Ross
Janice Ross

STATE OF TENNESSEE
~~Davidson County~~
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M.C. Ross and wife, Janice Ross

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 Brentwood, Tennessee, this 11th day of June, 1986

Commission expires 1-10-87

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

M.C. Ross and wife, Janice Ross

TO

Rhonda A. Keisman

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
6291A06/17/86	BAL	74500.00	CAMT. 193.70 CSTAX .50 PRFEE 6.00 WDEED CHECK	200.20-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

1 1 2 0 1

JUN 17 9 49 AM '86

FELIX Z. WILSON-II-REGISTER
DAVIDSON COUNTY, TN

No. 259855