This Instrument Prepared By:
Denise Andre, Attorney at Law
307 City Hall Mall
Franklin, TN 37064

Map and Parcel 146-10/58
Field Book #0H02365

BOOK 7219 PAGE 508

Send Tax Statements To:
C Myron & Lois M. Keith
109 Evangeline Ct.
Franklin, Tn. 37064

Name/Address New Owner:
SAME

Name of Mortgagee:
Williamson Co Bank

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES R. MOORE, unmarried, and GARY R. ECK, unmarried, have bargained and sold and by these presents do transfer and convey unto C. MYRON KEITH and wife, LOIS M. KEITH, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ragland Estates, of record in Book 2663, page 104, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the subject property.

Being the same property conveyed to James R. Moore and Gary R. Eck, as joint tenants with the right of survivorship, by deed from Elizabeth R. Sanders of record in Book 6543, page 591, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1987 Davidson County taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees assuming responsibility for payment of the same.

2. Restrictive covenants of record in Book 2860, page 280, Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plan of Ragland Estates of record in Book 2663, page 104, Register's Office of Davidson County, Tennessee, including an owner's certificate, a 150-ft. minimum building setback line from Franklin Road and a 10-ft. public utility and drainage easement along the rear lot line.

4. Subject to all zoning and building ordinances.

TAX 20338
IDENTIFICATION REFERENCE
APR 30 8 34 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 27th day of April, 1987.

James R. Moore
JAMES R. MOORE

Gary R Eck
GARY R. ECK

STATE OF Oklahoma
COUNTY OF Jefferson

Personally appeared before me, James R. Moore & Gary R. Eck a Notary Public in and for said County and State, the within named JAMES R. MOORE and GARY R. ECK, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 27th day of April 1987.

Patricia C. Agee
Notary Public

My Commission Expires:
7/8/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $206,000.00

C. Megan Keith
Affiant

Sworn to and subscribed before me on this the 28th day of April, 1987.

E. Denise Andre
Notary Public

My Commission Expires:
5-27-90

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

RECEIVED OF _____

FOR _____

BOOK 7219 PAGE 510

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

,286[illegible].00- CAMT.
576.80 CSTAX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHE K 583.30-
0786A04/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20338

IDENTIFICATION REFERENCE

APR 30 8 34 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.75481